

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Des Moines / 26

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 688

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$53,500	\$144,300	\$197,800	\$210,200	94.1%	8.74%
2004 Value	\$55,800	\$152,300	\$208,100	\$210,200	99.0%	8.75%
Change	+\$2,300	+\$8,000	+\$10,300		+4.9%	-0.01%
% Change	+4.3%	+5.5%	+5.2%		+5.2%	-0.11%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.01% and -.11% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$54,500	\$139,800	\$194,300
2004 Value	\$56,800	\$147,600	\$204,400
Percent Change	+4.2%	+5.6%	+5.2%

Number of one to three unit residences in the Population: 5761

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables are unsuited to use in this area using the sales available. Therefore an overall annual market adjustment of 1.055 was used thus improving equalization.

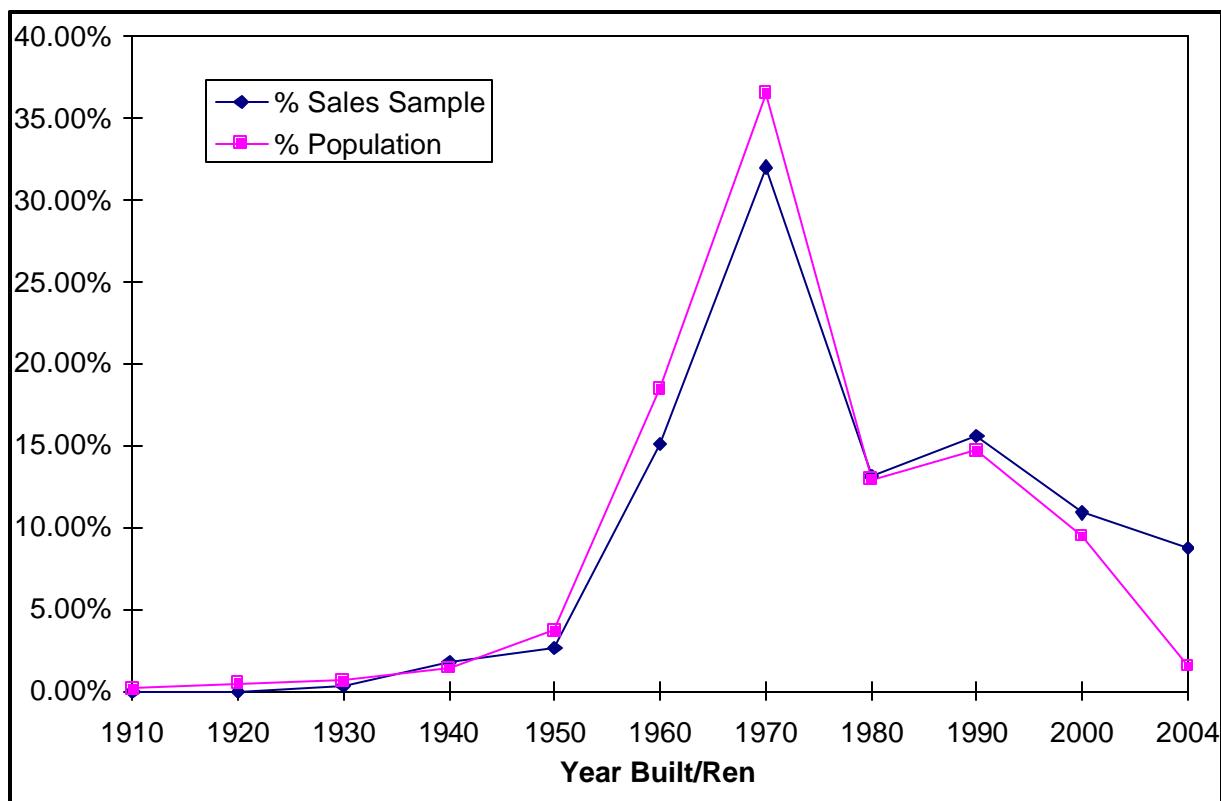
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	2	0.29%
1940	12	1.74%
1950	18	2.62%
1960	104	15.12%
1970	220	31.98%
1980	90	13.08%
1990	107	15.55%
2000	75	10.90%
2004	60	8.72%
	688	

Population		
Year Built/Ren	Frequency	% Population
1910	9	0.16%
1920	27	0.47%
1930	36	0.62%
1940	82	1.42%
1950	213	3.70%
1960	1064	18.47%
1970	2103	36.50%
1980	746	12.95%
1990	845	14.67%
2000	547	9.49%
2004	89	1.54%
	5761	

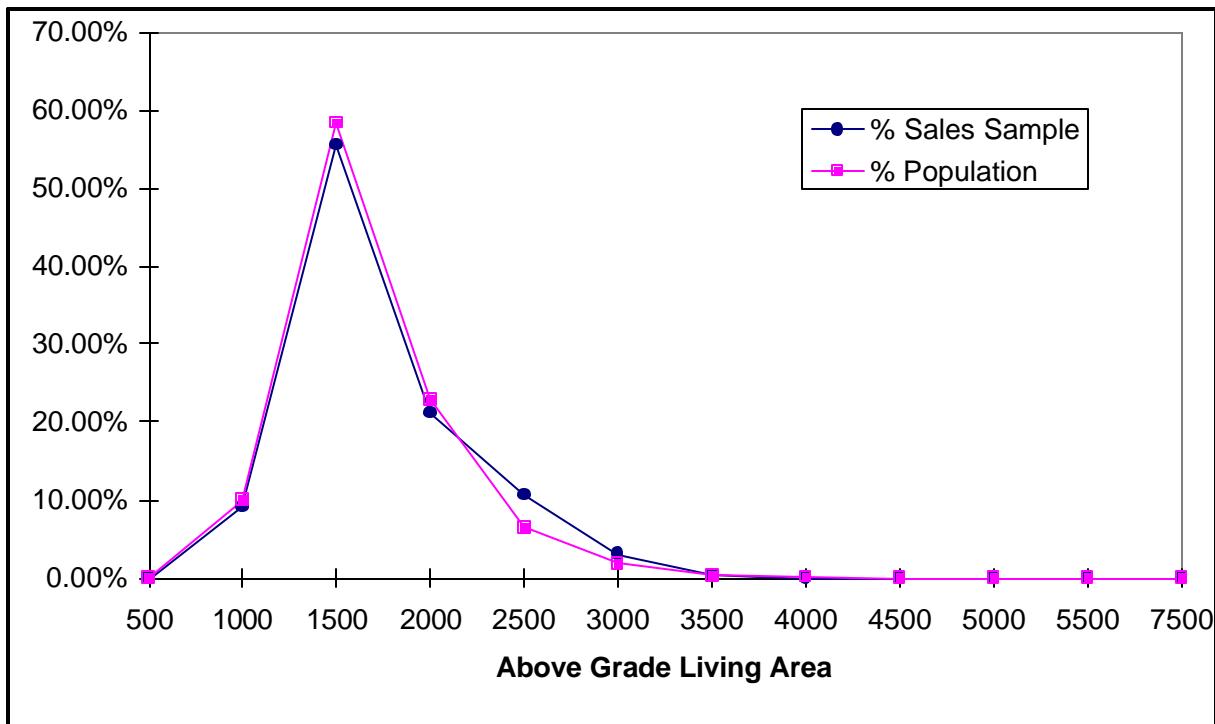


Sales of new homes built in the last four years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	63	9.16%
1500	382	55.52%
2000	146	21.22%
2500	73	10.61%
3000	21	3.05%
3500	3	0.44%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	688	

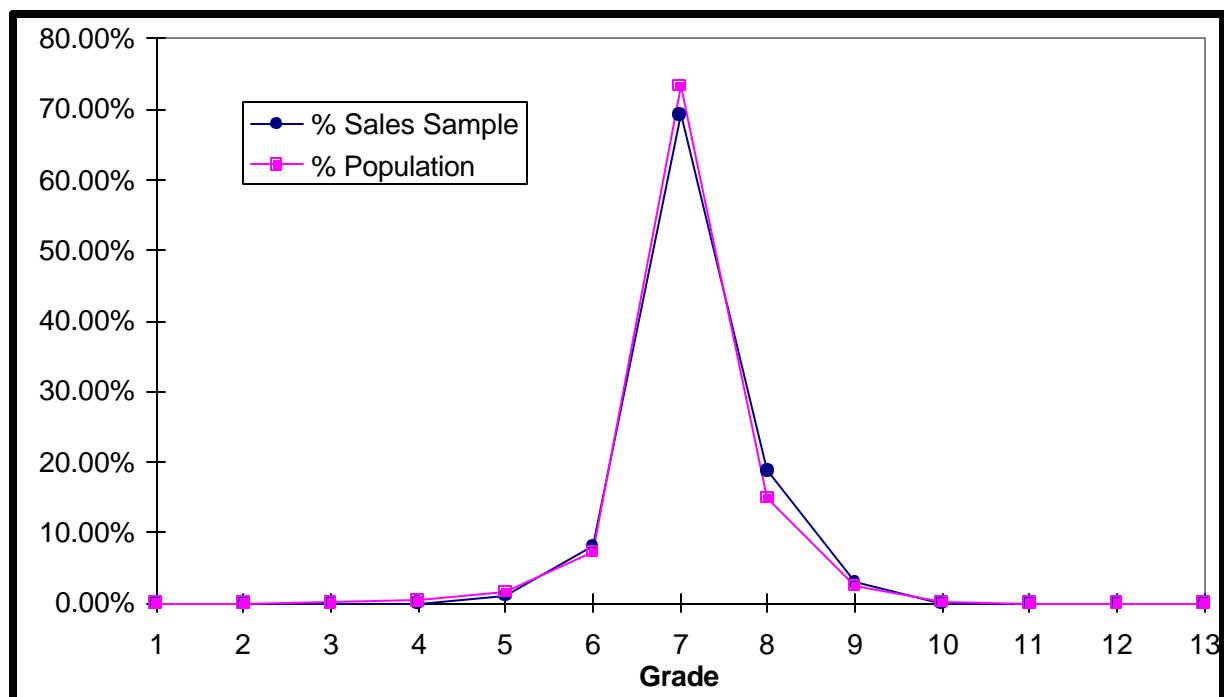
Population		
AGLA	Frequency	% Population
500	3	0.05%
1000	575	9.98%
1500	3362	58.36%
2000	1317	22.86%
2500	372	6.46%
3000	106	1.84%
3500	19	0.33%
4000	5	0.09%
4500	1	0.02%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	5761	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

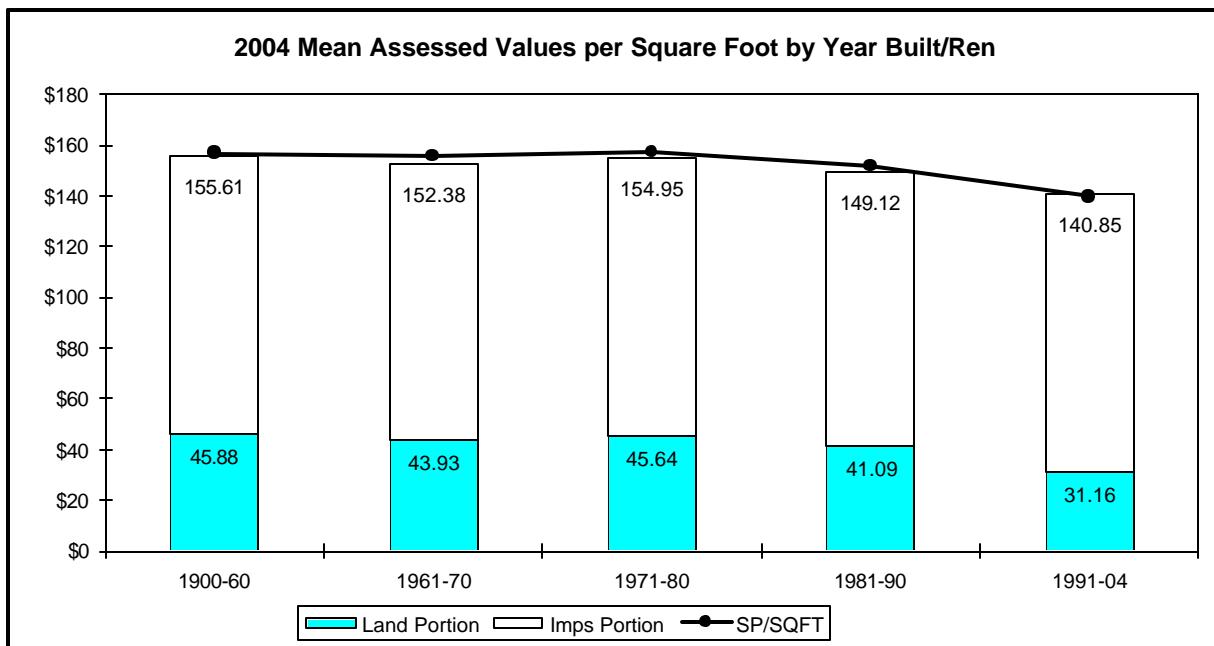
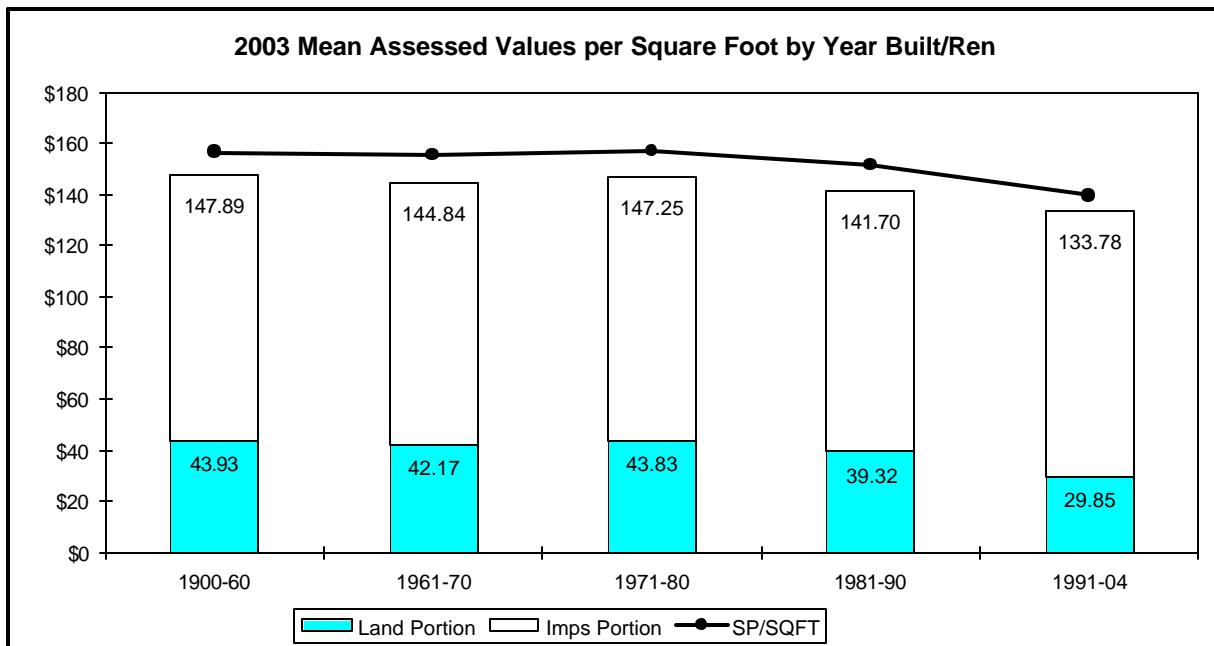
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	2	0.03%
4	0	0.00%	4	18	0.31%
5	7	1.02%	5	88	1.53%
6	56	8.14%	6	419	7.27%
7	476	69.19%	7	4225	73.34%
8	129	18.75%	8	858	14.89%
9	20	2.91%	9	142	2.46%
10	0	0.00%	10	9	0.16%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		688			5761



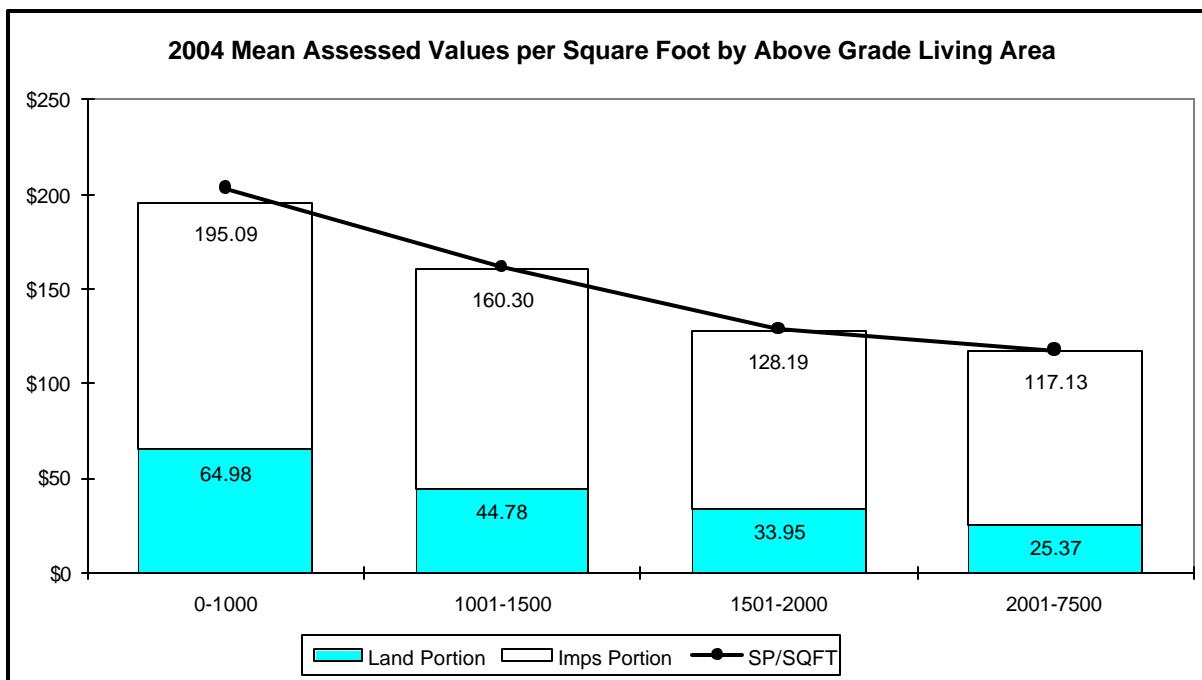
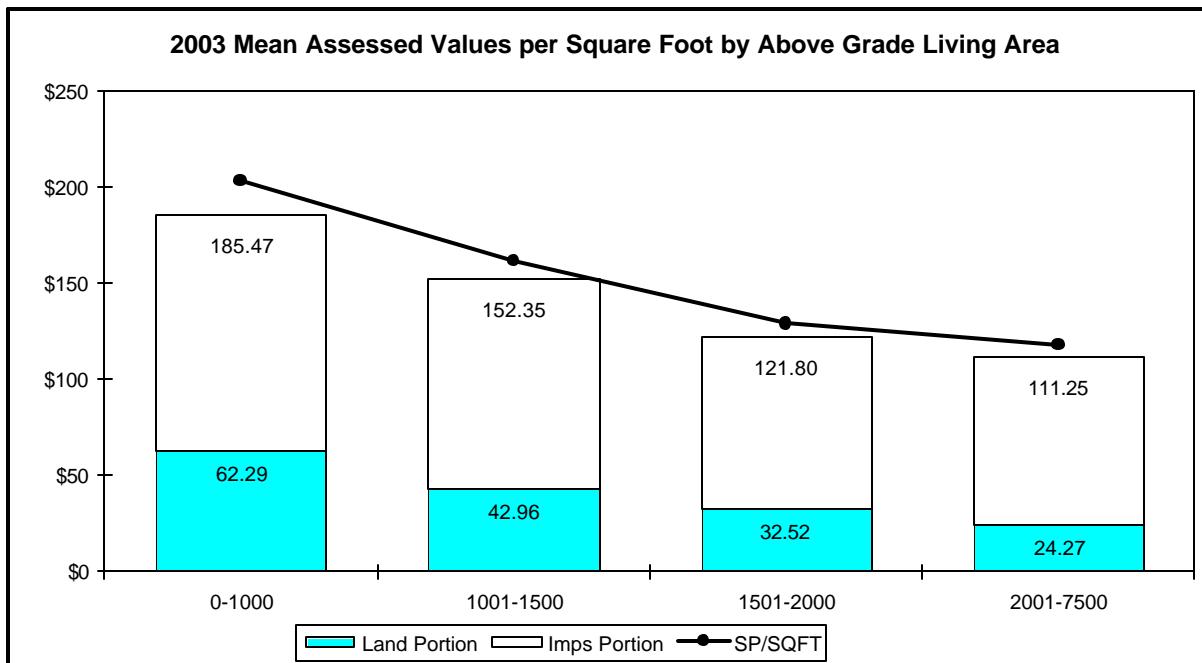
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated**



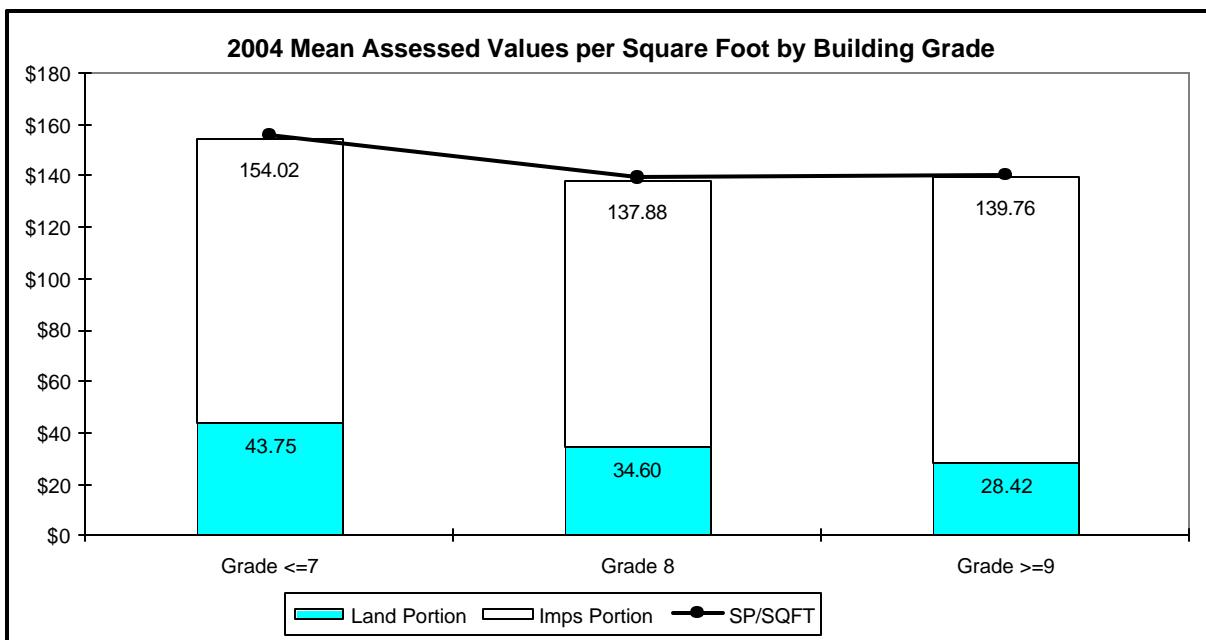
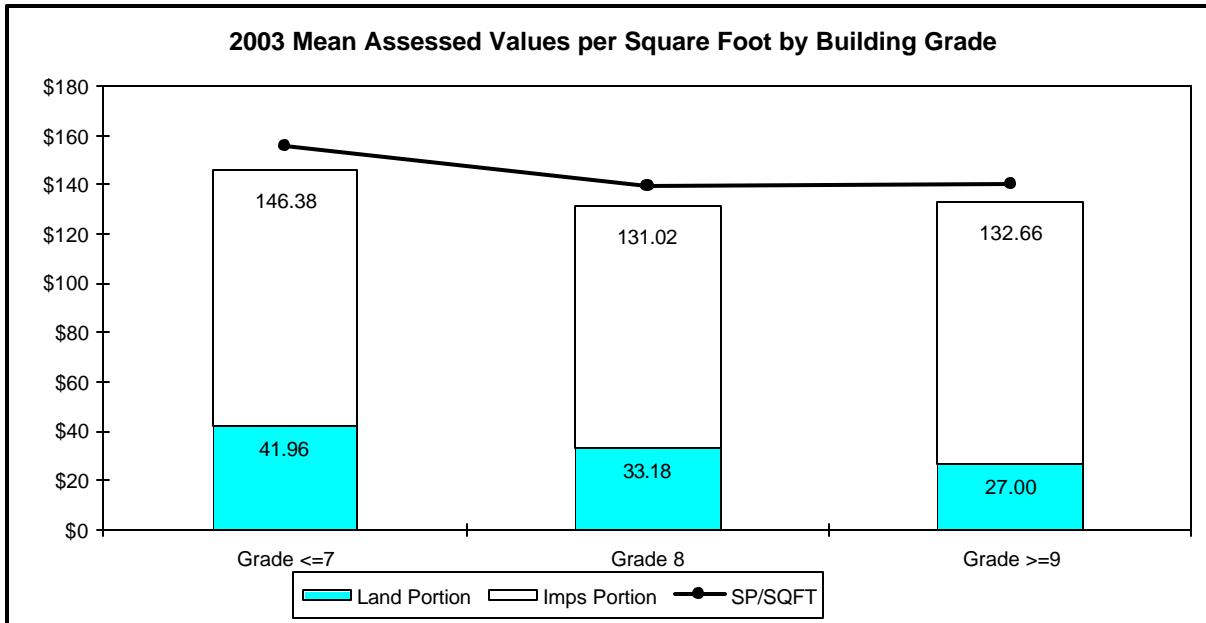
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 20 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 1.052% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.052, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 688 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that characteristic-based and neighborhood-based variables are unsuited to use in this area using the sales available. Therefore an overall annual market adjustment of 1.055 was used thus improving equalization. The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / 0.947867$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.055)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If "accessory improvements only", the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded "non-perc" (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded "% net condition" or is in "poor" condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.055, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. "Before and after" comparison graphs appear earlier in this report.

Area 26 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall with no additional adjustments

5.50%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

An overall single rate adjustment was selected for Area 26.

*This area will be physically inspected in 2005

100% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 26 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .990

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=7	539	0.941	0.991	5.2%	0.991	0.991
8	129	0.939	0.988	5.3%	0.988	0.988
>=9	20	0.946	0.997	5.3%	0.997	0.997
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
1900-1960	136	0.947	0.997	5.2%	0.997	0.997
1961-1970	220	0.933	0.982	5.2%	0.982	0.982
1971-1980	90	0.935	0.984	5.2%	0.984	0.984
1981-1990	107	0.933	0.981	5.2%	0.981	0.981
1991-2004	135	0.955	1.005	5.3%	1.005	1.005
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
Fair/Average	489	0.944	0.993	5.2%	0.993	0.993
Good/Very Good	199	0.934	0.983	5.2%	0.983	0.983
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
1	489	0.939	0.988	5.2%	0.988	0.988
1.5	40	0.945	0.995	5.3%	0.995	0.995
2	159	0.945	0.994	5.3%	0.994	0.994
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
0-1000	63	0.913	0.960	5.2%	0.960	0.960
1001-1500	382	0.943	0.992	5.2%	0.992	0.992
1501-2000	146	0.945	0.994	5.3%	0.994	0.994
2001-7500	97	0.943	0.993	5.3%	0.993	0.993
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
N	616	0.942	0.991	5.2%	0.991	0.991
Y	72	0.936	0.985	5.3%	0.985	0.985

Area 26 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .990

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

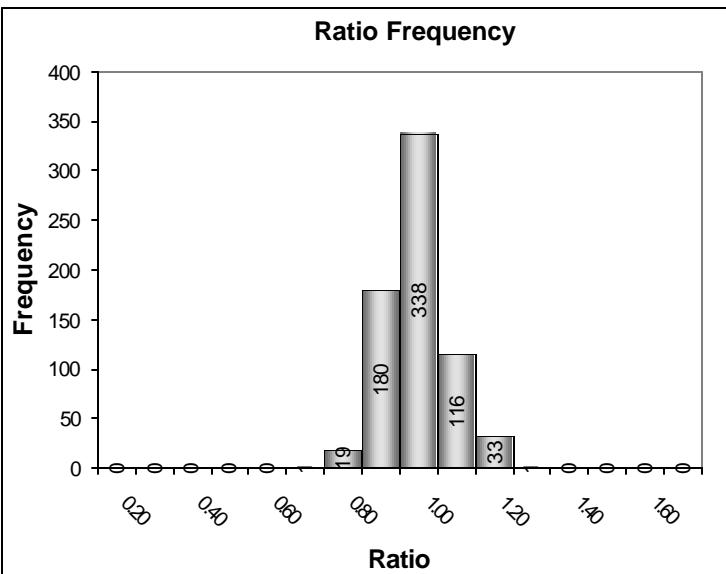
It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	676	0.942	0.991	5.2%	0.991	0.991
Y	12	0.922	0.971	5.3%	0.971	0.971
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
3	107	0.929	0.977	5.2%	0.977	0.977
6	117	0.942	0.992	5.2%	0.992	0.992
8	167	0.953	1.003	5.2%	1.003	1.003
12	297	0.939	0.988	5.2%	0.988	0.988
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<5001	65	0.949	0.999	5.2%	0.999	0.999
5001-8000	267	0.936	0.985	5.2%	0.985	0.985
8001-12000	281	0.944	0.993	5.2%	0.993	0.993
12001-16000	45	0.948	0.997	5.2%	0.997	0.997
16000>	30	0.937	0.986	5.2%	0.986	0.986

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: SouthWest District 3/Team 2	Lien Date: 01/01/2003	Date of Report: 3/17/2004	Sales Dates: 1/2002 - 12/2003
Area Des Moines	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)			
	688		
Mean Assessed Value	197,800		
Mean Sales Price	210,200		
Standard Deviation AV	37,158		
Standard Deviation SP	42,703		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.947		
Median Ratio	0.944		
Weighted Mean Ratio	0.941		
UNIFORMITY			
Lowest ratio	0.684		
Highest ratio:	1.211		
Coefficient of Dispersion	6.77%		
Standard Deviation	0.083		
Coefficient of Variation	8.74%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.934		
<i>Upper limit</i>	0.948		
95% Confidence: Mean			
<i>Lower limit</i>	0.941		
<i>Upper limit</i>	0.953		
SAMPLE SIZE EVALUATION			
N (population size)	6385		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.083		
Recommended minimum:	11		
Actual sample size:	688		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	363		
# ratios above mean:	325		
<i>Z:</i>	1.449		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



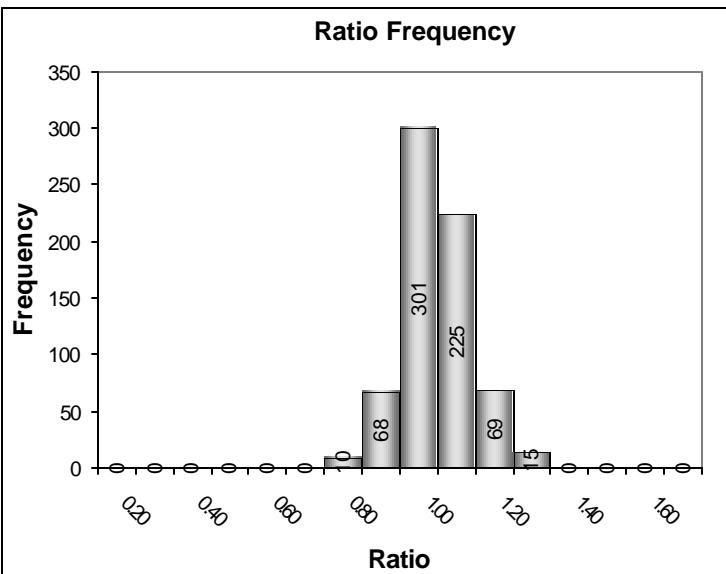
COMMENTS:

1 to 3 Unit Residences throughout area 26

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: SouthWest District 3/Team 2	Lien Date: 01/01/2004	Date of Report: 3/17/2004	Sales Dates: 1/2002 - 12/2003
Area Des Moines	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 688			
Mean Assessed Value	208,100		
Mean Sales Price	210,200		
Standard Deviation AV	39,185		
Standard Deviation SP	42,703		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.997		
Median Ratio	0.992		
Weighted Mean Ratio	0.990		
UNIFORMITY			
Lowest ratio	0.721		
Highest ratio:	1.276		
Coefficient of Dispersion	6.79%		
Standard Deviation	0.087		
Coefficient of Variation	8.75%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.983		
<i>Upper limit</i>	0.998		
95% Confidence: Mean			
<i>Lower limit</i>	0.990		
<i>Upper limit</i>	1.003		
SAMPLE SIZE EVALUATION			
N (population size)	6385		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.087		
Recommended minimum:	12		
Actual sample size:	688		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	366		
# ratios above mean:	322		
Z:	1.677		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 26

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	605240	1545	2/5/03	\$157,500	760	0	5	1935	3	8924	N	N	22327 16TH AV S
003	605240	1545	6/28/02	\$118,450	760	0	5	1935	3	8924	N	N	22327 16TH AV S
003	057600	0740	2/12/02	\$155,000	870	0	5	1938	3	13000	N	N	1716 S 223RD ST
003	605240	0465	10/23/02	\$206,000	770	0	6	1963	4	6000	Y	N	22214 10TH AV S
003	605240	0465	9/12/03	\$206,000	770	0	6	1963	4	6000	Y	N	22214 10TH AV S
003	057600	0030	10/10/02	\$168,000	830	0	6	1953	3	11200	N	N	22022 16TH AV S
003	605240	0745	4/23/03	\$247,000	860	700	6	1957	3	6000	Y	N	22021 10TH AV S
003	605240	0005	9/20/02	\$180,000	880	100	6	1932	3	15000	N	N	22006 11TH AV S
003	529620	0071	4/15/03	\$187,500	900	0	6	1961	4	5200	N	N	22216 8TH AV S
003	529620	0060	4/28/03	\$175,500	910	0	6	1948	4	8369	N	N	22212 8TH AV S
003	605240	2515	11/11/03	\$215,000	920	0	6	1954	3	15000	N	N	1307 S 222ND ST
003	911000	0015	5/6/03	\$245,000	920	0	6	1952	3	8071	Y	N	812 S 226TH ST
003	601400	0020	10/22/02	\$155,000	1030	0	6	1960	3	12038	N	N	1224 S 229TH ST
003	605240	1225	11/13/03	\$215,000	1200	600	6	1949	3	13200	Y	N	22032 8TH AV S
003	201140	0793	5/23/03	\$215,000	1210	0	6	1932	4	16695	Y	N	22328 10TH AV S
003	162204	9179	1/14/03	\$184,850	1230	0	6	1997	3	11454	N	N	2467 S 224TH ST
003	092204	9358	1/22/03	\$164,950	1360	0	6	1948	3	15246	N	N	21625 24TH AV S
003	201140	0474	5/1/03	\$219,950	1530	0	6	1982	4	12400	N	N	1011 S 230TH ST
003	092204	9210	4/26/02	\$190,000	1630	0	6	1955	3	9927	N	N	22003 24TH AV S
003	092204	9081	9/17/03	\$185,000	2080	0	6	1931	5	13939	N	N	2161 S 216TH ST
003	057600	0875	6/27/02	\$182,000	960	0	7	1955	3	11850	N	N	1649 S 223RD ST
003	885150	0090	1/27/03	\$183,000	1010	0	7	1966	4	7304	N	N	21841 12TH AV S
003	201140	0472	11/17/03	\$213,000	1010	600	7	1954	4	10800	N	N	1051 S 230TH ST
003	605240	0815	7/14/03	\$190,000	1010	0	7	1932	4	9000	Y	N	22020 9TH AV S
003	201320	0090	7/2/02	\$174,250	1060	700	7	1968	3	9601	Y	N	1748 S 234TH ST
003	162204	9066	6/18/02	\$167,500	1070	0	7	1961	3	21344	N	N	2712 KENT-DES MOINES RD
003	815930	0010	12/24/02	\$220,000	1080	360	7	1943	4	11424	Y	N	1614 S 225TH ST
003	092204	9221	2/5/03	\$185,000	1090	0	7	1950	3	23522	N	N	2231 S 216TH ST
003	509700	0030	10/6/03	\$188,000	1100	0	7	1955	3	10203	N	N	2428 S 219TH ST
003	201140	0572	12/18/03	\$284,950	1150	500	7	1958	3	10400	Y	N	22728 10TH AV S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	162204	9138	5/15/02	\$229,000	1150	690	7	1960	3	25200	N	N	2435 S 226TH ST
003	605240	3185	2/28/03	\$185,000	1160	580	7	1958	4	15000	N	N	1117 S 222ND ST
003	605240	0431	3/6/03	\$267,000	1180	1180	7	1960	3	7200	Y	N	1010 S 222ND ST
003	727200	1225	12/30/02	\$240,450	1180	400	7	1993	3	8404	N	N	22447 15TH AV S
003	727200	1205	6/24/02	\$235,000	1180	400	7	1993	3	8187	N	N	22459 15TH AV S
003	605240	0431	9/17/02	\$208,000	1180	1180	7	1960	3	7200	Y	N	1010 S 222ND ST
003	727200	1105	7/29/03	\$207,000	1180	400	7	1993	3	8888	N	N	22448 15TH AV S
003	605240	0645	11/7/02	\$245,000	1190	1000	7	1962	4	7560	Y	N	22215 10TH AV S
003	162204	9231	9/19/03	\$250,000	1190	510	7	1995	3	8552	N	N	23228 22ND PL S
003	605240	1565	5/24/02	\$220,000	1190	590	7	1989	3	9000	N	N	1507 S 223RD ST
003	509700	0100	6/22/03	\$204,000	1200	600	7	1963	3	10051	N	N	2443 S 219TH ST
003	201140	0024	7/3/03	\$253,000	1230	380	7	1961	3	26200	N	N	22825 16TH AV S
003	201140	0024	6/6/02	\$206,500	1230	380	7	1961	3	26200	N	N	22825 16TH AV S
003	201140	0712	10/21/03	\$242,000	1250	620	7	1962	4	9620	Y	N	1145 APPLE LN
003	092204	9136	8/25/03	\$175,000	1270	0	7	1978	3	11325	Y	N	21926 18TH PL S
003	713800	0070	5/21/03	\$222,000	1280	700	7	1961	3	10665	N	N	22799 26TH AV S
003	057600	0085	5/6/03	\$189,000	1280	0	7	1979	3	5000	N	N	22005 17TH PL S
003	679060	0300	6/16/03	\$224,100	1290	0	7	1965	3	8000	N	N	22920 23RD PL S
003	713810	0070	10/27/03	\$252,500	1290	650	7	1962	3	12792	N	N	2662 S 228TH PL
003	321080	0010	8/12/03	\$220,000	1290	1180	7	1961	4	9776	N	N	21849 15TH AV S
003	713800	0050	8/27/02	\$234,000	1320	560	7	1960	3	10665	N	N	22759 26TH AV S
003	321080	0160	4/24/02	\$190,000	1320	750	7	1960	4	9000	N	N	21845 14TH AV S
003	601400	0025	10/13/03	\$267,000	1340	1200	7	1962	3	11236	N	N	1230 S 229TH ST
003	321080	0350	8/7/03	\$265,000	1340	750	7	1961	4	10080	N	N	21825 13TH AV S
003	885150	0030	11/25/03	\$197,000	1340	0	7	1966	4	8025	N	N	21807 12TH AV S
003	201140	0611	7/8/03	\$313,250	1350	830	7	1954	3	36400	Y	N	22651 12TH AV S
003	201140	0795	1/28/02	\$237,000	1350	710	7	1976	3	11970	Y	N	1117 S 224TH ST
003	679060	0640	11/17/03	\$236,000	1360	1200	7	1966	4	7875	N	N	2029 S 232ND PL
003	727200	1735	1/29/02	\$189,000	1360	0	7	1988	3	6362	N	N	22513 13TH AV S
003	057600	1000	3/19/03	\$185,000	1360	400	7	1961	3	9450	N	N	22301 EMMETT LN S
003	727200	0615	10/30/03	\$270,613	1370	720	7	1993	3	7791	N	N	22627 15TH AV S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	679060	0820	6/21/02	\$176,500	1370	0	7	1963	3	9430	N	N	2026 S 232ND ST
003	713810	0030	10/22/03	\$165,000	1380	0	7	1962	4	10125	N	N	22864 27TH AV S
003	885150	0010	10/17/03	\$190,000	1390	0	7	1966	3	9908	N	N	1139 S 218TH ST
003	864260	0165	1/9/02	\$207,000	1390	0	7	1955	4	9702	Y	N	22809 THUNDERBIRD DR
003	057600	1001	6/30/03	\$182,500	1420	0	7	1961	3	9555	N	N	22300 EMMETT LN S
003	713810	0110	4/4/03	\$237,500	1440	1000	7	1963	3	9990	N	N	22865 27TH AV S
003	679060	0660	10/27/03	\$254,950	1450	1250	7	1963	4	13125	N	N	2020 S 232ND PL
003	321080	0020	1/9/03	\$235,000	1450	1050	7	1963	4	8840	N	N	21845 15TH AV S
003	509700	0050	6/11/03	\$186,000	1460	0	7	1967	3	10520	N	N	2444 S 219TH ST
003	321080	0250	10/2/03	\$207,000	1500	0	7	1962	4	9600	N	N	21816 13TH AV S
003	321080	0080	6/27/02	\$223,500	1510	800	7	1963	4	9464	N	N	21804 14TH AV S
003	679060	0240	4/5/02	\$194,500	1530	0	7	1966	5	8424	N	N	2136 S 229TH ST
003	888888	0010	9/8/03	\$227,500	1570	0	7	1989	3	13790	N	N	21826 15TH AV S
003	679060	1110	4/10/03	\$215,000	1580	400	7	1963	3	10926	N	N	2025 S 231ST ST
003	727200	0725	10/8/03	\$232,780	1580	0	7	1992	3	8694	N	N	22662 15TH AV S
003	679060	0490	8/22/03	\$232,000	1600	460	7	1963	4	9170	N	N	2111 S 230TH ST
003	679060	0270	10/8/02	\$189,950	1600	0	7	1965	3	9317	N	N	22818 23RD PL S
003	679060	0990	8/1/03	\$214,000	1620	460	7	1965	3	8400	N	N	22933 21ST AV S
003	679060	0380	12/5/02	\$193,525	1620	480	7	1964	3	8190	N	N	2113 S 229TH ST
003	679060	0210	11/15/02	\$202,950	1640	0	7	1966	4	8640	N	N	2114 S 229TH ST
003	509700	0140	8/14/02	\$194,900	1640	0	7	1960	3	9750	N	N	2411 S 219TH ST
003	162204	9011	3/5/03	\$235,000	1690	900	7	1957	3	23101	N	N	1838 KENT-DES MOINES RD
003	679060	0540	8/23/02	\$190,000	1820	0	7	1964	4	8540	N	N	23026 21ST AV S
003	885150	0070	5/6/03	\$219,950	1840	0	7	1965	2	7560	N	N	21823 12TH AV S
003	201140	0162	7/8/03	\$339,000	1870	1010	7	1992	3	9750	N	N	1227 S 228TH ST
003	864260	0085	8/15/03	\$274,900	1970	510	7	1954	4	11303	Y	N	22806 17TH AV S
003	201320	0250	9/18/02	\$260,000	2040	1560	7	1963	4	9600	Y	N	1806 S 233RD ST
003	679060	1000	10/16/02	\$241,600	2360	0	7	1965	5	12844	N	N	2036 S 230TH ST
003	864300	0025	10/17/02	\$261,500	2570	0	7	1963	4	11466	Y	N	22919 18TH PL S
003	201140	0201	2/21/02	\$253,000	2580	0	7	1955	4	17420	N	N	1205 S 228TH ST
003	679060	0010	6/11/03	\$197,900	1290	0	8	1966	4	7920	N	N	1916 S 232ND ST

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	201140	0692	9/18/02	\$232,000	1300	820	8	1979	3	9620	Y	N	22605 12TH AV S
003	255770	0040	12/11/02	\$206,500	1380	500	8	1978	3	8926	Y	N	22609 19TH AV S
003	200700	0090	4/24/03	\$218,000	1430	0	8	1997	3	11835	N	N	23451 23RD PL S
003	679060	1070	5/31/02	\$243,200	1450	1250	8	1963	3	8470	N	N	2036 S 231ST ST
003	201320	0340	7/1/02	\$285,000	1460	1090	8	1977	4	10303	N	N	23249 17TH PL S
003	058760	0110	9/29/03	\$305,000	1660	1400	8	1967	3	11475	Y	N	1734 S 227TH PL
003	780968	0090	10/15/03	\$255,000	2030	0	8	1991	3	9907	N	N	2465 S 220TH ST
003	162204	9158	7/22/03	\$362,700	2340	640	8	1962	4	14850	Y	N	22601 18TH AV S
003	200630	0020	11/14/02	\$318,000	2540	0	8	1980	3	7200	N	N	2052 S 233RD ST
003	200630	0080	10/13/03	\$295,000	2840	0	8	1980	3	7600	N	N	2002 S 233RD ST
003	200630	0120	10/13/03	\$295,000	2900	0	8	1980	3	7200	N	N	23327 20TH AV S
003	605240	0920	11/24/03	\$359,990	3240	0	8	1984	3	6000	Y	N	910 S 223RD ST
003	727200	1710	11/25/03	\$310,000	3260	0	8	1992	3	8906	N	N	22533 13TH AV S
003	201140	0737	6/26/02	\$375,000	1980	1440	9	1998	3	8772	Y	N	1022 S 225TH LN
003	201140	0558	5/28/03	\$359,900	2520	0	9	2000	3	8406	Y	N	1132 S 229TH PL
006	172204	9081	3/5/02	\$149,950	890	0	5	1935	3	15921	N	N	23304 14TH AV S
006	256080	4835	4/23/02	\$165,000	760	760	6	1937	3	5000	N	N	919 S 249TH ST
006	542420	0050	4/16/03	\$170,000	970	0	6	1971	4	8000	N	N	1425 S 248TH ST
006	256080	0626	1/28/02	\$164,000	1000	0	6	1976	4	5000	N	N	24515 15TH AV S
006	201140	0091	2/8/02	\$199,950	1020	800	6	1961	4	37000	N	N	1400 S 232ND ST
006	256080	0395	10/31/03	\$170,000	1060	0	6	1976	3	3750	N	N	24424 15TH AV S
006	256080	0399	7/29/03	\$162,500	1060	0	6	1976	3	3750	N	N	24432 15TH AV S
006	256080	0395	8/26/03	\$155,000	1060	0	6	1976	3	3750	N	N	24424 15TH AV S
006	256080	3235	9/16/02	\$160,000	1060	0	6	1978	4	8025	N	N	25135 12TH AV S
006	201380	1420	10/4/02	\$169,950	1180	0	6	1979	3	6875	N	N	908 S 244TH ST
006	201140	0354	6/26/03	\$151,000	1190	0	6	1990	3	8671	N	N	23230 10TH AV S
006	256080	0393	12/10/03	\$162,000	1270	0	6	1976	3	3750	N	N	24422 15TH AV S
006	201380	1170	7/30/03	\$224,950	1920	0	6	1945	4	11440	N	N	24263 12TH PL S
006	353040	0073	6/23/03	\$169,950	890	0	7	1975	4	3845	N	N	24703 11TH AV S
006	172204	9112	6/12/03	\$195,000	910	500	7	1964	3	53279	N	N	1457 S 231ST ST
006	201380	0025	1/30/03	\$166,500	970	0	7	1966	3	12000	N	N	24025 16TH AV S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	168420	0110	3/19/03	\$165,800	980	0	7	1962	3	7126	N	N	24121 15TH AV S
006	936131	0100	11/20/02	\$218,000	1050	350	7	1978	4	7709	N	N	934 S 240TH PL
006	256080	5290	11/5/03	\$185,000	1060	0	7	1958	3	7875	N	N	24916 MARINE VIEW DR S
006	936131	0020	9/20/02	\$205,000	1080	630	7	1978	3	8178	N	N	24009 9TH PL S
006	542420	0020	6/19/03	\$224,000	1090	410	7	1981	3	8370	N	N	24816 14TH CT S
006	201140	0405	1/25/02	\$192,000	1120	200	7	1947	4	38125	N	N	23206 MARINE VIEW DR
006	201380	0970	7/30/02	\$176,000	1130	0	7	1985	3	8063	N	N	24215 14TH AV S
006	256080	0365	6/18/03	\$189,900	1140	0	7	1990	3	7500	N	N	24433 16TH AV S
006	256080	1521	9/12/03	\$231,000	1150	1150	7	1976	3	6075	N	N	24511 13TH PL S
006	945620	0204	9/25/03	\$163,000	1150	0	7	1952	4	11000	N	N	1404 S 250TH ST
006	330079	0810	5/22/02	\$208,000	1170	360	7	1987	3	8400	N	N	1323 S 239TH PL
006	256080	0911	10/18/02	\$179,950	1180	0	7	1968	4	6400	N	N	24727 14TH AV S
006	515310	0015	9/25/02	\$243,000	1190	800	7	1993	3	7226	N	N	24213 9TH AV S
006	945620	0442	5/16/02	\$187,900	1200	0	7	1982	3	21001	N	N	1503 S 250TH ST
006	256080	1361	9/19/03	\$188,000	1200	0	7	1967	4	6350	N	N	24436 13TH PL S
006	256080	1190	5/24/02	\$185,625	1200	0	7	1968	3	6000	N	N	24536 13TH PL S
006	201380	0165	9/4/02	\$183,000	1200	0	7	1969	4	5000	N	N	24046 13TH PL S
006	256080	0701	6/25/02	\$172,000	1200	0	7	1967	3	6000	N	N	24518 14TH AV S
006	688020	0040	7/22/03	\$215,250	1210	0	7	1986	3	7527	N	N	24031 9TH PL S
006	688021	0020	11/7/02	\$242,500	1210	700	7	1987	3	7201	N	N	1322 S 235TH PL
006	168420	0050	7/25/03	\$182,500	1210	0	7	1962	4	13955	N	N	24110 15TH AV S
006	256080	0605	12/14/02	\$178,500	1220	0	7	1967	4	7500	N	N	1417 S 245TH ST
006	752385	0120	10/28/02	\$185,000	1230	860	7	1992	3	7628	N	N	24916 13TH PL S
006	256080	0475	1/15/03	\$162,950	1240	0	7	1969	4	5000	N	N	24415 15TH AV S
006	256080	1416	12/9/03	\$157,265	1240	0	7	1967	4	6150	N	N	24429 13TH PL S
006	256080	5450	7/10/03	\$205,000	1250	0	7	1985	3	5375	N	N	24834 MARINE VIEW DR S
006	688021	0060	12/12/02	\$193,000	1250	0	7	1988	3	7201	N	N	1238 S 235TH PL
006	256080	1160	2/25/03	\$185,000	1250	0	7	1968	4	6100	N	N	24518 13TH PL S
006	256080	0908	7/8/02	\$170,000	1250	0	7	1968	4	6400	N	N	24715 14TH AV S
006	201380	1405	7/16/03	\$235,150	1260	940	7	1990	3	7628	N	N	24306 9TH AV S
006	201140	0459	5/21/02	\$265,000	1310	1150	7	1967	3	15000	Y	N	819 S 231ST ST

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	201380	1345	5/7/03	\$200,000	1310	0	7	1988	3	5375	N	N	24223 10TH AV S
006	201380	0225	2/25/03	\$169,000	1310	0	7	1978	4	5000	N	N	24055 13TH PL S
006	353040	0080	5/6/03	\$179,000	1360	0	7	1974	4	5433	N	N	24711 11TH AV S
006	256080	1425	12/11/03	\$199,500	1380	0	7	1967	4	6350	N	N	24435 13TH PL S
006	330079	0720	6/20/03	\$219,990	1400	0	7	1985	4	6754	N	N	23829 13TH PL S
006	330079	0750	3/6/02	\$192,500	1400	0	7	1985	3	6742	N	N	23901 13TH PL S
006	256080	3250	11/21/02	\$219,950	1420	550	7	1979	4	8042	N	N	1017 S 251ST ST
006	201380	0851	3/27/03	\$209,000	1500	0	7	1961	4	12750	N	N	1523 S 242ND ST
006	172204	9021	3/20/03	\$300,000	1510	1350	7	1964	4	16641	N	N	1214 S 234TH PL
006	256080	3085	4/19/02	\$180,000	1510	0	7	1947	3	10588	N	N	1116 S 251ST ST
006	330079	0020	1/25/02	\$196,500	1510	0	7	1985	3	7605	N	N	23904 14TH AV S
006	201380	1400	8/16/02	\$236,000	1520	0	7	1990	3	7537	N	N	24302 9TH AV S
006	201380	0868	5/31/02	\$186,500	1520	0	7	1960	4	12000	N	N	1507 S 242ND ST
006	752385	0070	7/2/02	\$205,000	1540	0	7	1991	3	7330	N	N	24925 13TH PL S
006	201380	1425	10/31/03	\$220,000	1550	0	7	1990	3	11520	N	N	24321 9TH AV S
006	144880	0020	6/1/03	\$235,000	1630	0	7	1992	3	8424	N	N	1410 S 234TH ST
006	256080	5620	6/18/03	\$230,000	1680	0	7	1978	4	10000	N	N	24505 9TH AV S
006	330079	0240	10/20/03	\$245,000	1690	0	7	1986	4	10522	N	N	1420 S 236TH PL
006	201380	0098	9/11/02	\$218,250	1830	0	7	1988	3	10000	N	N	1403 S 240TH ST
006	330079	0410	9/25/03	\$235,000	1900	0	7	1986	3	7490	N	N	1213 S 236TH PL
006	175340	0230	6/19/03	\$293,000	2040	670	7	1963	4	8500	N	N	1014 S 234TH PL
006	201380	1430	5/21/02	\$259,950	2080	0	7	1990	3	9223	N	N	24311 9TH AV S
006	945620	0440	5/20/03	\$249,900	2130	0	7	1980	3	30718	N	N	1511 S 250TH ST
006	515310	0020	7/3/02	\$259,950	2140	0	7	1991	3	7316	N	N	24223 9TH AV S
006	515310	0040	6/25/02	\$249,950	2140	0	7	1990	3	7715	N	N	24301 9TH AV S
006	353042	0125	7/10/02	\$178,000	920	0	8	1975	4	4423	N	N	24720 12TH AV S
006	353041	0161	8/26/03	\$164,000	930	0	8	1971	4	3049	N	N	24813 12TH AV S
006	353042	0105	7/30/02	\$139,900	930	0	8	1972	4	2960	N	N	24812 10TH AV S
006	353042	0100	4/25/02	\$130,000	930	0	8	1972	4	2560	N	N	24810 10TH AV S
006	353043	0055	9/5/02	\$154,000	970	0	8	1974	4	2689	N	N	24718 13TH AV S
006	353045	0100	9/26/03	\$185,000	1000	0	8	1975	4	3554	N	N	24610 11TH AV S

Improved Sales Used in this Annual Update Analysis
Area 26
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	353048	0072	12/3/03	\$168,000	1000	0	8	1978	4	1974	N	N	1216 S 244TH PL
006	353047	0312	5/13/02	\$142,000	1000	0	8	1978	4	2655	N	N	1009 S 246TH PL
006	353041	0202	10/1/03	\$179,950	1010	0	8	1976	4	2340	N	N	24828 12TH AV S
006	353041	0190	9/3/03	\$245,500	1030	500	8	1976	4	5600	N	N	28431 12TH AV S
006	353043	0100	9/18/02	\$160,000	1050	0	8	1974	4	2926	N	N	24602 13TH AV S
006	353041	0150	2/8/02	\$154,600	1050	0	8	1971	4	4320	N	N	24807 12TH AV S
006	353044	0060	9/10/02	\$140,000	1050	0	8	1975	4	2752	N	N	24843 13TH AV S
006	353044	0071	11/4/03	\$159,950	1070	0	8	1975	4	2320	N	N	24849 13TH AV S
006	353042	0072	7/30/02	\$160,000	1080	0	8	1974	4	3520	N	N	24830 10TH AV S
006	353049	0131	5/21/02	\$140,000	1080	0	8	1979	4	2148	N	N	24450 12TH AV S
006	353048	0030	7/3/02	\$147,900	1100	0	8	1978	4	2740	N	N	24442 13TH AV S
006	353041	0163	5/3/02	\$189,000	1110	0	8	1971	4	4791	N	N	24821 12TH AV S
006	353049	0170	11/12/03	\$172,500	1130	0	8	1978	4	2803	N	N	24434 12TH AV S
006	353045	0150	8/28/03	\$204,000	1150	0	8	1975	4	4838	N	N	24515 13TH AV S
006	353047	0080	5/20/02	\$197,000	1210	0	8	1977	4	3852	N	N	24442 9TH PL S
006	353042	0180	9/19/03	\$197,000	1230	0	8	1972	4	4617	N	N	24616 12TH AV S
006	353051	0041	6/17/02	\$187,500	1240	0	8	1985	4	2932	N	N	24521 9TH PL S
006	353054	0060	9/11/03	\$250,000	1270	900	8	1984	4	2936	N	N	24824 9TH PL S
006	353043	0025	9/19/03	\$195,000	1270	0	8	1976	3	3538	N	N	24804 13TH AV S
006	353042	0225	11/12/02	\$223,000	1330	0	8	1977	4	4431	N	N	24623 12TH AV S
006	353050	0150	1/25/02	\$165,000	1330	0	8	1980	4	2948	N	N	24934 11TH AV S
006	353049	0080	8/14/02	\$191,500	1420	0	8	1979	4	3547	N	N	24431 12TH AV S
006	353048	0115	8/15/03	\$190,000	1430	0	8	1977	4	3192	N	N	24443 13TH AV S
006	353050	0210	12/16/03	\$185,000	1440	0	8	1981	4	2516	N	N	24918 11TH AV S
006	353050	0200	5/3/02	\$172,500	1440	0	8	1981	4	2176	N	N	24920 11TH AV S
006	353054	0120	3/20/03	\$220,000	1460	0	8	1984	4	4960	N	N	24815 9TH PL S
006	353050	0230	10/13/03	\$198,500	1500	0	8	1983	4	3400	N	N	1102 S 249TH PL
006	201140	0233	7/8/02	\$309,500	1580	1360	8	2001	3	12050	N	N	1213 S 234TH PL
006	353048	0090	3/27/02	\$199,000	1630	0	8	1978	4	3327	N	N	1204 S 244TH PL
006	945620	0324	4/8/03	\$237,000	1680	0	8	1991	3	7734	N	N	1279 S 250TH ST
006	201380	1480	12/23/02	\$200,000	1730	0	8	1949	4	8063	N	N	24218 MARINE VIEW DR S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	752435	0030	5/20/02	\$239,000	1780	0	8	1993	3	7749	N	N	25111 13TH AV S
006	752435	0040	2/25/02	\$240,990	1800	0	8	1993	3	10699	N	N	25114 13TH AV S
006	256080	1575	1/6/03	\$185,000	1830	0	8	1963	4	8200	N	N	24535 13TH PL S
006	353042	0280	6/27/03	\$242,500	1840	0	8	1972	4	6188	N	N	24731 12TH AV S
006	752435	0090	4/3/03	\$259,950	1910	0	8	1994	3	6925	N	N	25151 13TH AV S
006	752387	0110	7/15/03	\$277,000	2180	0	8	1995	3	6427	N	N	25121 13TH PL S
006	752387	0110	7/7/02	\$268,000	2180	0	8	1995	3	6427	N	N	25121 13TH PL S
006	144880	0070	1/21/03	\$292,000	2690	0	8	1991	3	7219	N	N	1448 S 234TH ST
008	692960	4296	8/27/02	\$147,950	1090	0	5	1942	3	8050	N	N	2305 S 240TH ST
008	692960	4275	9/16/03	\$180,000	1200	0	5	1942	3	20000	N	N	24101 24TH AV S
008	212204	9096	12/26/02	\$139,826	1040	0	6	1973	3	13920	N	N	2039 S 252ND ST
008	945620	0481	6/24/03	\$204,950	1060	0	6	1980	3	7226	N	N	1628 S 252ND ST
008	692960	1700	11/11/03	\$170,000	1090	0	6	1955	3	7500	N	N	24112 18TH PL S
008	786450	0100	5/1/03	\$166,000	1100	0	6	1969	3	7383	N	N	2027 S 253RD ST
008	058780	0040	4/21/03	\$179,999	1120	780	6	1933	4	9287	N	N	24404 23RD AV S
008	360060	0125	3/18/02	\$145,000	1170	0	6	1968	3	5700	N	N	24055 25TH AV S
008	360300	0335	10/29/03	\$197,500	1200	0	6	2001	3	3000	N	N	24205 26TH PL S
008	692960	4290	5/21/02	\$185,000	1200	0	6	1983	3	5950	Y	N	24213 24TH AV S
008	788840	0650	11/19/03	\$183,000	1210	0	6	1962	3	7296	N	N	26123 20TH AV S
008	360300	0365	2/19/02	\$178,500	1220	0	6	1984	3	6000	N	N	24223 26TH PL S
008	509210	0090	6/19/02	\$188,000	1250	0	6	1963	3	8352	N	N	1911 S 243RD ST
008	360060	0110	1/8/02	\$162,000	1260	0	6	1967	3	5400	N	N	24051 25TH AV S
008	692960	2390	11/21/02	\$165,000	880	0	7	1978	4	7500	N	N	24319 21ST AV S
008	111300	0450	10/2/03	\$230,000	900	0	7	1965	4	7313	N	N	1831 S 266TH PL
008	169700	0230	11/26/03	\$197,000	940	0	7	1968	4	8400	N	N	1720 S 254TH PL
008	945620	0600	1/8/02	\$120,000	940	0	7	1957	2	6720	N	N	25041 20TH AV S
008	362900	0040	12/29/03	\$182,500	960	800	7	1962	3	11655	N	N	24701 21ST AV S
008	111300	0590	9/26/02	\$159,950	960	0	7	1964	3	14375	N	N	1830 S 266TH PL
008	752370	0210	8/14/03	\$175,000	970	0	7	1959	3	7700	N	N	2209 S 248TH ST
008	945620	0612	9/26/03	\$233,000	980	500	7	1962	4	11250	N	N	1833 S 250TH ST
008	752370	0660	7/24/03	\$166,000	990	0	7	1958	3	8529	N	N	25048 20TH AV S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	692960	3945	12/6/02	\$232,750	1000	0	7	1983	3	7500	Y	N	24103 23RD AV S
008	788840	0400	1/20/03	\$168,900	1000	0	7	1962	3	9091	N	N	1816 S 263RD PL
008	752380	0020	8/4/03	\$177,000	1010	0	7	1959	3	11264	N	N	2410 S 249TH PL
008	111300	0480	11/5/03	\$226,600	1010	550	7	1962	3	7700	N	N	1807 S 266TH PL
008	752370	0200	3/7/03	\$170,000	1010	0	7	1958	3	9723	N	N	2114 S 249TH ST
008	111300	0530	12/5/02	\$146,500	1010	0	7	1962	3	7260	N	N	26638 18TH PL S
008	788840	0120	10/24/03	\$212,000	1020	0	7	1962	3	9765	N	N	1729 S 263RD PL
008	788840	0350	5/28/02	\$195,000	1020	0	7	1962	3	7775	N	N	26215 20TH AV S
008	788840	0640	4/23/03	\$175,000	1020	0	7	1962	3	7689	N	N	26133 20TH AV S
008	788840	0280	4/26/02	\$167,100	1020	760	7	1962	2	9610	N	N	1801 S 262ND PL
008	752380	0095	10/23/03	\$172,500	1030	0	7	1958	4	11067	N	N	25128 25TH AV S
008	752370	0545	4/3/03	\$150,500	1030	0	7	1958	3	7786	N	N	25028 21ST AV S
008	752390	0350	8/27/03	\$232,000	1040	910	7	1993	3	10234	N	N	1820 S 250TH PL
008	169700	0370	12/30/02	\$163,000	1040	0	7	1971	3	8122	N	N	25422 16TH PL S
008	752370	0470	1/1/02	\$240,000	1060	300	7	1959	3	7700	N	N	2219 S 251ST ST
008	195340	0225	5/14/03	\$215,000	1060	400	7	1961	3	8250	N	N	23211 28TH AV S
008	769530	0190	1/28/02	\$163,000	1060	0	7	1962	3	8040	N	N	1850 S 246TH PL
008	769530	0090	2/7/03	\$157,950	1060	0	7	1961	3	8040	N	N	1654 S 246TH PL
008	111300	0090	10/1/02	\$195,000	1060	780	7	1964	3	7875	N	N	26726 16TH PL S
008	111300	0310	2/20/03	\$202,000	1060	350	7	1963	3	6325	N	N	1800 S 265TH PL
008	769530	0210	6/18/03	\$164,500	1070	0	7	1961	4	8710	N	N	1603 S 246TH ST
008	752370	0360	7/12/02	\$142,000	1080	0	7	1959	3	8280	N	N	24816 23RD AV S
008	752370	0035	11/7/02	\$165,900	1100	0	7	1958	3	8280	N	N	24917 21ST AV S
008	945620	0616	7/25/02	\$244,500	1120	880	7	1982	3	9900	N	N	25110 19TH CT S
008	692960	3958	8/12/02	\$238,000	1120	0	7	1983	3	7500	Y	N	24127 23RD AV S
008	788840	0340	6/5/03	\$208,000	1120	670	7	1962	3	8126	N	N	1913 S 262ND PL
008	692960	0325	10/15/02	\$213,000	1120	750	7	1963	3	7350	N	N	1604 S 243RD ST
008	788820	0250	3/1/02	\$220,000	1120	900	7	1961	3	11727	N	N	1631 S 257TH ST
008	692960	4105	4/19/02	\$208,000	1120	0	7	1983	3	6200	Y	N	24301 23RD AV S
008	093430	0190	12/4/03	\$225,000	1130	820	7	1962	3	8375	N	N	25835 17TH AV S
008	942500	0010	9/26/02	\$179,600	1130	0	7	1962	3	7344	N	N	26804 17TH PL S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	195340	0175	5/28/03	\$233,000	1130	400	7	1958	4	10350	Y	N	2626 S 234TH ST
008	169700	0110	9/10/03	\$187,950	1130	0	7	1968	4	9063	N	N	1821 S 255TH PL
008	692960	3769	11/20/03	\$208,000	1130	0	7	1998	3	9750	N	N	24019 23RD AV S
008	692960	0310	6/10/02	\$180,500	1130	1100	7	1957	3	14550	N	N	24204 16TH AV S
008	195340	0490	9/20/03	\$226,600	1140	1140	7	1960	4	14210	Y	N	23423 27TH AV S
008	509200	0090	5/8/02	\$175,000	1150	0	7	1962	3	8352	N	N	1712 S 244TH ST
008	195340	0050	6/21/02	\$198,000	1150	700	7	1957	3	9052	N	N	23217 26TH AV S
008	666911	0010	12/17/03	\$215,000	1160	480	7	1981	3	10128	N	N	2003 S 244TH PL
008	195340	0300	7/2/03	\$231,750	1160	740	7	1959	3	8250	N	N	23208 28TH AV S
008	752370	0095	8/22/02	\$159,995	1160	0	7	1958	3	8800	N	N	24804 21ST AV S
008	692960	2960	9/16/03	\$170,000	1160	0	7	1962	3	10000	N	N	24132 21ST AV S
008	093430	0140	1/17/02	\$209,000	1170	830	7	1962	4	6778	N	N	25742 17TH AV S
008	752370	0140	7/26/02	\$182,500	1170	400	7	1958	3	9425	N	N	2132 S 250TH ST
008	169700	0450	5/1/03	\$181,500	1170	0	7	1968	3	8108	Y	N	1703 S 254TH PL
008	321050	0030	6/27/02	\$175,000	1180	0	7	1963	3	7489	N	N	1852 S 261ST PL
008	195340	0261	4/29/03	\$222,000	1190	700	7	1951	3	8250	Y	N	23248 27TH AV S
008	321040	0180	7/17/03	\$206,895	1190	470	7	1962	3	8164	N	N	1840 S 261ST PL
008	314875	0020	4/24/03	\$217,000	1190	780	7	1995	3	9678	N	N	25118 23RD PL S
008	195340	0525	5/2/03	\$219,000	1200	360	7	1956	4	12204	Y	N	23454 26TH AV S
008	059120	0050	9/23/02	\$201,200	1200	320	7	1987	3	7887	N	N	24902 19TH PL S
008	752370	0585	7/18/03	\$200,000	1210	0	7	1959	3	8100	N	N	25036 21ST PL S
008	195340	0580	10/28/02	\$213,000	1220	630	7	1956	4	8712	N	N	23441 26TH AV S
008	360060	0250	9/24/02	\$232,000	1220	0	7	1990	3	7200	N	N	24031 26TH AV S
008	788800	0170	3/13/02	\$177,000	1220	0	7	1959	3	8736	N	N	1828 S 260TH ST
008	360060	0360	7/14/03	\$210,000	1220	0	7	1990	3	7565	N	N	24036 25TH AV S
008	329571	0160	2/21/03	\$241,475	1220	590	7	2002	3	5550	N	N	2211 S 252ND PL
008	329571	0030	1/21/02	\$235,900	1220	590	7	2001	3	5537	N	N	2220 S 252ND PL
008	282204	9157	2/21/03	\$199,500	1220	700	7	1961	3	7884	N	N	25718 16TH AV S
008	329571	0140	2/20/03	\$240,000	1220	590	7	2002	3	5550	N	N	2221 S 252ND PL
008	692960	3995	11/13/02	\$179,500	1220	0	7	1981	3	5000	N	N	24308 22ND PL S
008	093430	0160	12/13/02	\$187,950	1220	0	7	1962	3	7086	N	N	1703 S 258TH ST

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	169700	0170	6/17/03	\$190,000	1230	0	7	1968	4	9080	N	N	1918 S 254TH PL
008	360120	0150	9/25/03	\$185,000	1230	0	7	1968	3	6000	N	N	24414 24TH AV S
008	360120	0120	7/7/03	\$184,500	1230	0	7	1968	4	6000	N	N	24438 24TH AV S
008	195340	0310	6/17/02	\$207,000	1230	700	7	1957	3	8250	N	N	23222 28TH AV S
008	195340	0330	7/11/03	\$176,000	1240	0	7	1957	3	8250	N	N	23252 28TH AV S
008	195340	0020	8/25/03	\$249,500	1250	850	7	1958	3	10439	Y	N	23211 25TH AV S
008	752370	0635	9/15/03	\$202,500	1270	400	7	1958	3	11974	N	N	25027 21ST AV S
008	195340	0340	9/10/02	\$217,950	1270	360	7	1959	3	8250	Y	N	23404 28TH AV S
008	509210	0030	3/11/02	\$184,500	1280	0	7	1967	3	8352	N	N	1817 S 243RD ST
008	195340	0455	10/10/03	\$202,000	1280	0	7	1956	4	8250	Y	N	23404 27TH AV S
008	692960	3125	7/8/02	\$172,500	1290	0	7	1979	3	7500	N	N	24329 22ND AV S
008	329571	0040	8/30/02	\$235,000	1300	690	7	2001	3	5450	N	N	2302 S 252ND PL
008	329571	0070	11/12/02	\$232,900	1310	350	7	2001	3	5678	N	N	2316 S 252ND PL
008	329571	0080	8/26/02	\$243,900	1310	680	7	2001	3	5077	N	N	2320 S 252ND PL
008	329571	0060	2/4/02	\$229,900	1310	350	7	2001	3	5031	N	N	2310 S 252ND PL
008	329571	0060	7/24/02	\$229,900	1310	350	7	2001	3	5031	N	N	2310 S 252ND PL
008	329571	0090	4/19/02	\$229,900	1310	350	7	2001	3	5174	N	N	2321 S 252ND PL
008	329571	0110	7/17/02	\$245,000	1310	680	7	2002	3	5058	N	N	2311 S 252ND PL
008	788810	0080	12/13/02	\$169,950	1320	0	7	1959	3	8141	N	N	25721 18TH AV S
008	282204	9193	8/23/02	\$197,000	1330	0	7	1968	3	7064	Y	N	25723 17TH AV S
008	360060	0050	12/18/02	\$214,000	1330	300	7	1990	3	7200	N	N	24027 25TH AV S
008	360060	0830	12/12/02	\$184,950	1330	0	7	1994	3	3000	N	N	24202 25TH AV S
008	168380	0160	9/11/02	\$240,000	1350	430	7	1964	3	9945	N	N	1841 S 244TH PL
008	692960	3130	6/9/03	\$182,000	1360	0	7	1979	4	7500	N	N	24321 22ND AV S
008	509210	0230	11/11/02	\$205,000	1370	0	7	1963	4	8136	N	N	1819 S 244TH ST
008	195340	0230	6/17/02	\$230,000	1380	400	7	1960	3	8250	N	N	23219 28TH AV S
008	788800	0280	8/21/02	\$179,950	1380	0	7	1959	3	7298	N	N	25817 19TH AV S
008	509210	0240	5/17/02	\$221,500	1380	600	7	1962	3	8136	N	N	1825 S 244TH ST
008	201100	0180	2/4/03	\$197,000	1400	0	7	1986	3	6600	N	N	1836 S 245TH PL
008	692960	1696	6/27/02	\$169,500	1400	0	7	1979	3	7500	N	N	24112 22ND AV S
008	321040	0330	12/1/03	\$226,000	1430	140	7	1962	3	8151	N	N	1633 S 261ST PL

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Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	788830	0180	9/27/02	\$195,000	1470	0	7	1962	3	8050	N	N	26322 20TH AV S
008	788830	0280	4/8/02	\$176,000	1470	0	7	1962	3	10721	N	N	1659 S 264TH PL
008	195340	0355	7/26/02	\$179,950	1470	0	7	1958	3	8250	N	N	23426 28TH AV S
008	752370	0615	12/12/02	\$198,000	1480	700	7	1958	3	7350	N	N	2118 S 251ST ST
008	201100	0250	4/24/03	\$221,900	1490	0	7	1987	3	7421	N	N	1658 S 245TH PL
008	945620	0606	12/9/03	\$187,510	1510	0	7	1960	3	7835	N	N	25045 20TH AV S
008	692960	0975	2/19/02	\$167,500	1510	0	7	1988	3	7500	N	N	24036 17TH AV S
008	692960	0720	10/24/03	\$205,000	1520	0	7	1989	3	8000	N	N	24102 17TH AV S
008	752370	0565	9/22/03	\$182,000	1540	0	7	1958	3	8989	N	N	25027 21ST PL S
008	788830	0210	7/9/03	\$190,000	1540	0	7	1962	3	7695	N	N	1853 S 264TH PL
008	788830	0060	5/21/02	\$179,500	1540	0	7	1961	3	11096	N	N	1640 S 264TH PL
008	509210	0250	8/15/03	\$191,950	1550	0	7	1962	3	8136	N	N	1901 S 244TH ST
008	321050	0040	3/21/02	\$174,450	1560	0	7	1963	3	7063	N	N	26037 20TH AV S
008	195340	0405	5/17/02	\$195,000	1590	0	7	1957	4	8250	N	N	23443 28TH AV S
008	195340	0420	2/25/03	\$194,000	1600	0	7	1957	3	8250	N	N	23458 27TH AV S
008	093430	0130	7/8/02	\$222,278	1610	450	7	1962	4	7419	N	N	25736 17TH AV S
008	692960	0100	1/18/02	\$194,000	1620	0	7	1989	3	7200	N	N	24011 17TH AV S
008	692960	2990	10/31/02	\$193,600	1640	0	7	1979	3	7500	N	N	24111 22ND AV S
008	692960	3140	12/9/03	\$188,000	1640	0	7	1979	3	7500	N	N	24305 22ND AV S
008	195340	0280	11/4/02	\$228,000	1650	1170	7	1957	3	8250	Y	N	23226 27TH AV S
008	329571	0130	1/20/03	\$235,000	1660	0	7	2002	3	5550	N	N	2303 S 252ND PL
008	329571	0150	12/5/02	\$233,500	1660	0	7	2002	3	5550	N	N	2217 S 252ND PL
008	329571	0100	6/25/02	\$228,900	1660	0	7	2002	3	6205	N	N	2317 S 252ND PL
008	111300	0340	4/5/02	\$190,000	1670	0	7	1963	2	7345	N	N	1818 S 265TH PL
008	212204	9030	4/23/03	\$241,270	1690	0	7	1994	3	7216	N	N	1602 S 245TH PL
008	942500	0090	1/10/03	\$166,500	1700	0	7	1964	4	7275	N	N	26804 17TH AV S
008	282204	9114	3/21/02	\$195,000	1700	0	7	1923	3	27563	Y	N	1610 S 260TH ST
008	752370	0695	8/13/02	\$195,000	1730	0	7	1958	3	8505	N	N	2005 S 250TH ST
008	788810	0110	7/11/03	\$185,000	1730	0	7	1960	3	7298	N	N	25732 18TH AV S
008	058780	0150	11/13/02	\$236,000	1740	0	7	1996	3	19280	N	N	24419 23RD PL S
008	058780	0060	7/29/03	\$221,000	1740	0	7	1996	3	7782	N	N	24416 23RD AV S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	665400	0030	2/14/02	\$173,000	1750	0	7	1960	3	10595	N	N	1625 S 251ST PL
008	788820	0190	2/6/02	\$169,000	1840	0	7	1960	3	8315	N	N	25711 20TH AV S
008	195340	0430	3/25/02	\$199,950	1840	0	7	1957	3	8250	N	N	23442 27TH AV S
008	788810	0180	11/13/02	\$189,990	1850	0	7	1960	3	7298	N	N	25747 19TH AV S
008	195340	0360	9/10/02	\$187,000	1860	0	7	1957	3	8250	N	N	23436 28TH AV S
008	329571	0010	3/12/03	\$250,000	2090	0	7	2001	3	5550	N	N	2210 S 252ND PL
008	329571	0120	5/28/02	\$245,900	2090	0	7	2002	3	5147	N	N	2307 S 256TH PL
008	788810	0020	12/24/03	\$239,700	2110	0	7	1960	3	8141	N	N	25819 18TH AV S
008	752390	0270	3/4/02	\$230,000	2280	0	7	1991	3	9153	N	N	1821 S 250TH PL
008	509200	0140	3/11/02	\$249,950	2300	0	7	1967	4	9430	N	N	1733 S 244TH ST
008	752390	0330	8/14/02	\$234,000	2310	0	7	1993	3	10409	N	N	1832 S 250TH PL
008	752390	0290	4/4/03	\$249,950	2410	0	7	1993	3	8593	N	N	1833 S 250TH PL
008	692960	4020	9/12/03	\$233,000	980	650	8	1993	3	7500	N	N	24332 22ND PL S
008	692960	4020	5/20/02	\$226,600	980	650	8	1993	3	7500	N	N	24332 22ND PL S
008	195340	0295	2/25/02	\$250,000	1240	1240	8	1957	3	8360	Y	N	23204 27TH AV S
008	329571	0050	4/17/02	\$225,900	1660	0	8	2001	3	5043	N	N	2306 S 252ND PL
008	752390	0050	12/9/02	\$237,000	1970	0	8	1990	3	7471	N	N	25105 18TH AV S
008	752390	0060	5/14/02	\$232,500	2100	0	8	1991	3	7370	N	N	25113 18TH AV S
008	752390	0120	10/9/03	\$284,950	2200	270	8	1991	3	7700	N	N	1823 S 251ST PL
008	752390	0230	12/27/02	\$271,000	2200	270	8	1991	3	8765	N	N	25112 18TH AV S
012	092104	9259	11/5/02	\$221,500	1600	0	5	1943	4	17705	N	N	30440 28TH AV S
012	367440	0030	12/30/03	\$147,000	780	0	6	1955	3	9480	N	N	29615 18TH AV S
012	053700	0255	4/15/03	\$239,950	780	390	6	1937	4	8200	Y	Y	2200 S 308TH ST
012	053700	0315	8/17/03	\$215,000	850	340	6	1941	3	12833	Y	Y	2018 S 308TH ST
012	422231	0040	5/17/02	\$154,600	880	0	6	1970	3	7752	N	N	28310 20TH AV S
012	367440	0115	11/20/03	\$165,000	890	0	6	1942	4	27370	N	N	29624 18TH AV S
012	422231	0090	10/8/03	\$156,000	960	0	6	1970	4	7600	N	N	28224 20TH AV S
012	053700	0049	4/29/02	\$255,000	970	0	6	1990	3	11284	Y	Y	2033 S 304TH ST
012	053700	0225	7/25/02	\$315,000	1050	0	6	1930	4	15200	Y	Y	2218 S 308TH ST
012	546280	0010	7/11/02	\$149,900	1140	0	6	1957	4	8645	N	N	28822 18TH AV S
012	550760	0060	11/19/02	\$138,000	1160	0	6	1962	3	10200	N	N	29916 20TH AV S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	092104	9237	4/9/02	\$211,000	1240	0	6	1940	4	9147	Y	Y	30419 28TH AV S
012	422231	0640	3/26/02	\$148,950	1300	0	6	1970	4	7208	N	N	28311 20TH AV S
012	768380	0291	1/23/03	\$127,500	1380	0	6	1947	3	22320	N	N	2645 S 298TH ST
012	053700	0655	5/16/02	\$186,000	1420	0	6	1969	4	14328	N	N	31046 22ND AV S
012	422231	0120	3/4/02	\$165,000	1890	0	6	1971	3	9120	N	N	2023 S 282ND PL
012	053700	0305	7/24/03	\$356,600	780	780	7	1986	3	12371	Y	Y	2026 S 308TH ST
012	422231	0220	12/10/03	\$193,660	790	590	7	1971	4	7600	N	N	2024 S 282ND ST
012	798310	0080	12/9/02	\$157,500	840	0	7	1969	4	8236	N	N	2026 S 299TH ST
012	422231	0230	7/1/03	\$185,500	870	430	7	1972	4	8568	N	N	2020 S 282ND ST
012	092104	9080	3/10/03	\$254,000	870	0	7	1975	4	9583	Y	Y	30511 28TH AV S
012	422230	0060	11/11/02	\$205,000	870	840	7	1970	3	7840	Y	N	2210 S 282ND ST
012	195160	0270	4/23/03	\$156,900	880	0	7	1961	3	8500	N	N	2804 S 259TH PL
012	042104	9114	8/23/02	\$143,000	910	0	7	1955	3	11325	N	N	1817 S 288TH ST
012	195160	0130	9/23/03	\$171,500	930	0	7	1959	3	8750	N	N	25603 29TH AV S
012	195090	0250	6/24/03	\$170,000	940	0	7	1958	4	8050	N	N	25340 29TH AV S
012	195110	0025	10/21/03	\$168,250	940	0	7	1959	3	8750	N	N	25435 29TH AV S
012	195110	0080	9/9/03	\$159,950	940	0	7	1959	3	7700	N	N	25423 30TH AV S
012	422270	0080	4/25/03	\$180,000	960	0	7	1965	4	7811	N	N	28825 22ND AV S
012	798300	0130	4/18/02	\$160,000	1000	0	7	1968	3	8580	N	N	2003 S 301ST ST
012	422250	0400	8/15/03	\$199,950	1010	900	7	1963	3	7350	N	N	28822 23RD PL S
012	422250	0170	4/22/03	\$202,000	1010	600	7	1963	4	7260	N	N	28852 23RD AV S
012	365500	0280	11/7/03	\$189,950	1010	480	7	1968	3	7300	N	N	2525 S 302ND PL
012	365500	0160	5/16/03	\$194,000	1010	500	7	1968	3	8800	N	N	30201 25TH PL S
012	365500	0250	8/27/02	\$190,000	1010	510	7	1968	3	6500	N	N	30212 25TH PL S
012	751180	0015	11/17/03	\$167,000	1020	0	7	1975	3	8432	N	N	29649 21ST PL S
012	053700	0006	10/22/03	\$210,000	1040	1040	7	1961	3	9000	Y	N	2007 S 304TH ST
012	092104	9242	11/19/03	\$172,000	1040	0	7	1963	4	6098	N	N	1916 S 308TH ST
012	053700	0615	1/24/03	\$175,000	1040	0	7	1980	3	8906	N	N	30824 20TH AV S
012	092104	9199	9/4/03	\$189,950	1040	380	7	1961	3	9147	N	N	1931 S 304TH ST
012	422210	0090	11/18/02	\$174,950	1040	380	7	1967	3	8800	N	N	28520 23RD AV S
012	304020	0112	7/23/02	\$170,000	1040	0	7	1995	3	8509	N	N	29316 18TH AV S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	422293	0020	11/12/02	\$180,000	1050	450	7	1977	3	7800	N	N	29237 20TH WY S
012	768220	0180	5/6/02	\$190,000	1050	450	7	1965	4	7770	N	N	29811 25TH PL S
012	422270	0360	3/29/02	\$208,000	1060	1060	7	1964	4	7475	N	N	28826 22ND AV S
012	042104	9056	6/4/02	\$190,000	1060	500	7	1976	3	8276	N	N	29230 20TH WY S
012	798380	0210	8/26/03	\$213,150	1070	460	7	1981	3	13815	N	N	2803 S 303RD ST
012	422250	0330	6/18/03	\$199,950	1070	700	7	1963	3	7350	N	N	29020 23RD PL S
012	195150	0045	6/26/03	\$166,500	1070	0	7	1959	4	10050	N	N	25337 31ST AV S
012	195150	0100	5/16/02	\$161,500	1070	0	7	1959	3	11400	N	N	25416 31ST AV S
012	757560	0560	9/11/03	\$183,500	1080	0	7	1986	3	7287	N	N	2648 S 276TH ST
012	798290	0160	5/23/02	\$195,950	1080	580	7	1969	4	8137	N	N	30229 21ST AV S
012	422230	0250	11/12/02	\$206,000	1090	530	7	1969	4	7062	Y	N	28209 22ND AV S
012	092104	9132	9/26/02	\$185,000	1090	480	7	1976	3	6969	N	N	1924 S 308TH ST
012	730320	0050	12/5/03	\$186,500	1100	0	7	1979	3	7644	N	N	28409 29TH PL S
012	422250	0390	6/25/03	\$200,950	1100	680	7	1963	4	7350	N	N	28832 23RD PL S
012	422290	0090	11/14/02	\$163,400	1100	0	7	1968	4	7210	N	N	2034 S 292ND ST
012	422260	0080	6/4/03	\$195,000	1110	440	7	1968	4	7500	N	N	2339 S 292ND ST
012	798380	0220	6/11/03	\$174,900	1110	0	7	1981	3	8157	N	N	2809 S 303RD ST
012	195150	0070	3/1/02	\$194,000	1110	820	7	1977	3	22475	N	N	25318 31ST AV S
012	798290	0330	6/25/03	\$179,950	1120	0	7	1968	4	7848	N	N	2038 S 301ST PL
012	422260	0180	12/22/03	\$178,500	1120	550	7	1964	3	8800	N	N	2310 S 292ND ST
012	941480	0100	11/7/03	\$154,900	1120	780	7	1982	3	13500	N	N	29615 24TH AV S
012	422200	0040	6/11/03	\$196,500	1140	610	7	1967	3	8400	N	N	2023 S 287TH PL
012	195090	0245	8/6/03	\$160,000	1150	0	7	1956	3	8050	N	N	25348 29TH AV S
012	092104	9251	7/23/03	\$181,000	1160	0	7	1954	3	42488	N	N	30802 28TH AV S
012	879800	0075	11/5/02	\$192,000	1160	800	7	1955	3	11280	N	N	29630 22ND AV S
012	422231	0540	1/22/02	\$185,000	1160	500	7	1975	4	7590	N	N	28107 20TH AV S
012	053700	0185	7/23/03	\$360,000	1170	1170	7	1962	4	9471	Y	Y	2246 S 308TH ST
012	798290	0150	6/26/03	\$215,000	1170	620	7	1968	3	8288	N	N	30233 21ST AV S
012	053700	0617	8/12/03	\$170,000	1170	0	7	1959	4	10584	N	N	30822 20TH AV S
012	798280	0020	11/21/03	\$220,000	1180	500	7	1992	3	7201	N	N	2012 S 302ND PL
012	422231	0390	5/22/02	\$186,000	1180	450	7	1975	4	7315	N	N	2025 S 280TH PL

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	053700	0592	3/28/03	\$200,000	1180	840	7	1978	3	9485	N	N	31014 20TH AV S
012	768380	0214	10/27/03	\$205,000	1190	400	7	1962	4	10200	N	N	29818 23RD AV S
012	757560	0590	4/21/03	\$197,000	1190	0	7	1986	3	5246	N	N	2636 S 276TH ST
012	422270	0140	6/25/02	\$165,000	1190	0	7	1964	3	8400	N	N	2218 S 288TH PL
012	931510	0080	7/26/02	\$168,500	1190	0	7	1967	3	8400	N	N	29637 21ST AV S
012	422210	0200	8/5/02	\$172,555	1200	0	7	1967	4	8436	N	N	2100 S 285TH ST
012	552900	0040	10/7/02	\$158,950	1200	0	7	1968	3	7272	N	N	2521 S 286TH ST
012	552900	0010	1/23/02	\$155,000	1200	0	7	1968	4	7400	N	N	2535 S 286TH ST
012	660250	0020	4/3/03	\$155,650	1210	560	7	1962	3	12600	N	N	29811 MILITARY RD
012	422210	0230	8/29/03	\$189,000	1220	0	7	1967	4	8140	N	N	2010 S 285TH ST
012	422220	0500	4/21/03	\$176,950	1220	0	7	1968	3	7490	N	N	28305 22ND AV S
012	367430	0090	9/30/03	\$210,000	1220	1170	7	1969	3	7232	N	N	29909 20TH AV S
012	027120	0230	12/22/03	\$184,500	1230	0	7	1968	3	7400	N	N	28521 24TH AV S
012	798380	0230	6/6/02	\$177,950	1230	0	7	1985	3	6899	N	N	2817 S 303RD ST
012	422250	0120	6/28/02	\$215,000	1230	1100	7	1964	4	8050	N	N	29007 23RD AV S
012	027120	0230	5/10/03	\$166,450	1230	0	7	1968	3	7400	N	N	28521 24TH AV S
012	027120	0260	2/26/02	\$160,450	1230	0	7	1968	3	10440	N	N	28501 24TH AV S
012	027120	0050	2/12/02	\$157,500	1230	0	7	1968	3	7700	N	N	2231 S 287TH ST
012	730320	0200	5/24/02	\$204,000	1240	810	7	1980	3	7208	N	N	2822 S 285TH PL
012	798440	0090	7/24/02	\$154,600	1240	0	7	1956	3	9000	N	N	2639 S 310TH ST
012	798320	0060	5/15/02	\$173,900	1250	0	7	1969	4	9774	N	N	29826 21ST AV S
012	798320	0030	4/26/02	\$168,950	1250	0	7	1969	3	9769	N	N	29918 21ST AV S
012	768220	0190	9/23/03	\$209,000	1260	630	7	1965	3	8750	N	N	29819 25TH PL S
012	422300	0140	10/14/02	\$189,999	1260	300	7	1966	4	7700	N	N	29215 20TH AV S
012	730320	0350	3/22/02	\$170,600	1260	0	7	1979	4	7210	N	N	28520 29TH PL S
012	768220	0090	7/29/03	\$185,000	1260	400	7	1966	4	6400	N	N	29852 24TH PL S
012	798290	0190	9/26/02	\$185,000	1260	690	7	1969	3	8260	N	N	30209 21ST AV S
012	053700	0603	1/24/02	\$169,900	1270	0	7	1994	3	8393	N	N	2020 S 310TH ST
012	231240	0240	12/11/02	\$231,490	1290	700	7	1984	3	10012	N	N	2604 S 284TH ST
012	422280	0310	9/11/03	\$185,000	1290	0	7	1966	4	7350	N	N	28832 21ST AV S
012	730320	0140	8/19/03	\$190,800	1290	0	7	1979	3	7208	N	N	2825 S 284TH PL

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	746690	0030	7/23/03	\$182,500	1290	0	7	1966	4	9440	N	N	28701 26TH AV S
012	757561	0590	1/10/03	\$219,000	1290	310	7	1986	3	7821	N	N	2539 S 279TH PL
012	422280	0070	6/19/02	\$179,500	1290	0	7	1965	4	7200	N	N	28814 20TH PL S
012	730320	0120	6/20/03	\$177,950	1290	0	7	1979	3	7200	N	N	2813 S 284TH PL
012	422200	0300	4/21/03	\$183,000	1300	0	7	1966	3	7920	N	N	28503 20TH AV S
012	422210	0260	2/14/03	\$175,000	1300	0	7	1967	4	8436	N	N	2027 S 285TH ST
012	660300	0030	2/26/03	\$174,000	1300	0	7	1967	3	8976	N	N	29634 21ST PL S
012	053700	0400	8/26/03	\$245,000	1320	720	7	1990	3	8000	N	N	2045 S 308TH ST
012	730320	0490	10/1/03	\$200,000	1320	670	7	1945	4	21923	N	N	3007 S 284TH ST
012	798300	0160	3/12/03	\$174,000	1320	0	7	1968	3	7524	N	N	2016 S 301ST ST
012	399900	0160	2/4/03	\$185,450	1320	0	7	1954	3	7666	N	N	2806 S 288TH ST
012	798440	0190	5/28/03	\$183,237	1340	0	7	1955	4	11250	N	N	31017 26TH AV S
012	422280	0270	9/25/03	\$229,200	1350	960	7	1966	4	10529	N	N	2001 S 291ST ST
012	356820	0120	10/24/03	\$195,000	1350	0	7	1988	3	9691	N	N	28121 29TH AV S
012	768220	0160	12/12/03	\$214,900	1350	630	7	1966	4	7360	N	N	29800 24TH PL S
012	195160	0230	2/13/02	\$154,900	1350	0	7	1959	3	8970	N	N	25669 29TH AV S
012	422220	0010	1/27/03	\$179,950	1360	0	7	1971	3	8480	N	N	2005 S 284TH PL
012	798290	0320	11/13/03	\$189,000	1360	0	7	1968	4	7848	N	N	2032 S 301ST PL
012	367440	0220	9/3/03	\$220,000	1360	1360	7	1969	4	10010	Y	N	29621 20TH AV S
012	798440	0040	10/22/03	\$182,000	1360	0	7	1956	3	9000	N	N	30915 28TH AV S
012	798300	0150	12/17/02	\$170,000	1360	0	7	1968	3	7797	N	N	2008 S 301ST ST
012	798510	0190	1/14/03	\$183,000	1360	0	7	1988	3	7293	N	N	30329 24TH PL S
012	746690	0240	1/28/02	\$159,000	1360	0	7	1961	3	9750	N	N	28450 26TH AV S
012	798380	0170	8/21/03	\$195,000	1370	0	7	1981	3	10316	N	N	30222 28TH LN S
012	730320	0010	9/17/03	\$237,500	1380	670	7	1979	3	7326	N	N	2803 S 284TH ST
012	195160	0120	4/18/02	\$162,500	1380	0	7	1959	4	9900	N	N	25680 29TH AV S
012	195090	0090	5/20/02	\$171,650	1380	0	7	1957	3	6700	N	N	2948 S 253RD ST
012	195150	0080	12/17/03	\$166,000	1380	0	7	1959	3	15840	N	N	25338 31ST AV S
012	356820	0030	6/21/02	\$185,000	1380	0	7	1988	3	9600	N	N	28130 29TH AV S
012	422260	0120	3/21/02	\$188,500	1380	640	7	1966	4	7700	N	N	29138 23RD PL S
012	798510	0050	12/17/02	\$190,000	1390	0	7	1988	3	7353	N	N	30332 24TH PL S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	356820	0010	2/6/02	\$223,500	1390	550	7	1988	3	11573	N	N	28138 29TH AV S
012	798510	0120	7/24/02	\$175,500	1390	0	7	1988	3	7650	N	N	30304 24TH PL S
012	768380	0218	9/18/03	\$175,000	1400	0	7	1962	4	10650	N	N	2326 S 300TH ST
012	195150	0035	4/4/02	\$174,000	1400	950	7	1959	3	9440	N	N	3003 S 253RD ST
012	757560	0530	8/11/03	\$215,000	1410	0	7	1987	3	5302	N	N	2647 S 276TH ST
012	422231	0480	10/25/02	\$188,000	1410	0	7	1989	3	17040	N	N	2000 S 280TH PL
012	757561	0700	12/30/03	\$211,000	1430	0	7	1988	3	8110	N	N	27812 25TH DR S
012	422210	0100	10/17/03	\$215,990	1430	500	7	1967	3	8580	N	N	28514 23RD AV S
012	092104	9178	9/26/02	\$185,000	1430	0	7	1987	3	15669	Y	N	30807 28TH AV S
012	195090	0070	10/29/03	\$190,000	1450	0	7	1957	4	6700	N	N	2925 S 252ND ST
012	195090	0260	6/6/02	\$175,000	1450	0	7	1956	3	8050	N	N	25324 29TH AV S
012	757562	0380	9/9/03	\$201,500	1450	0	7	1990	3	5216	N	N	27815 20TH PL S
012	798380	0060	7/18/02	\$192,700	1470	0	7	1984	3	10530	N	N	2809 S 301ST ST
012	195090	0140	7/17/03	\$178,000	1470	0	7	1958	3	7000	N	N	3005 S 252ND ST
012	422290	0150	12/19/02	\$180,000	1470	0	7	1968	4	9240	N	N	2019 S 292ND ST
012	757560	0270	12/17/02	\$207,500	1500	0	7	1988	3	5255	N	N	27617 26TH AV S
012	757560	0620	11/21/02	\$205,000	1500	0	7	1988	3	5250	N	N	2624 S 276TH ST
012	757560	0280	1/3/03	\$194,500	1500	0	7	1988	3	5047	N	N	27621 26TH AV S
012	798510	0040	12/30/02	\$228,900	1510	500	7	1988	3	7353	N	N	30336 24TH PL S
012	798510	0170	7/25/03	\$225,000	1510	500	7	1988	3	7201	N	N	30317 24TH PL S
012	757560	0690	9/25/03	\$220,000	1520	480	7	1986	3	6036	N	N	27526 26TH AV S
012	053700	0080	4/9/03	\$315,000	1520	1080	7	1965	4	8800	Y	Y	2107 S 304TH ST
012	290890	0240	7/28/03	\$212,000	1540	0	7	1998	3	3626	N	N	2721 S 269TH ST
012	290890	0180	4/17/02	\$200,000	1540	0	7	1998	3	4197	N	N	26812 27TH PL S
012	422220	0110	8/15/03	\$192,400	1550	0	7	1968	4	7526	N	N	2303 S 284TH PL
012	304020	0113	6/13/02	\$197,000	1550	0	7	1995	3	16664	N	N	29318 18TH AV S
012	757562	0610	4/2/03	\$209,000	1550	120	7	1989	3	6107	Y	N	27928 21ST AV S
012	757562	0400	9/18/02	\$212,490	1560	0	7	1990	3	5000	N	N	27823 20TH PL S
012	422200	0030	4/22/02	\$156,000	1570	0	7	1966	3	8640	N	N	2017 S 287TH PL
012	332204	9200	8/6/02	\$209,475	1580	0	7	1979	3	15329	N	N	28605 30TH AV S
012	422290	0170	3/6/03	\$179,000	1580	0	7	1968	4	9240	N	N	2035 S 292ND ST

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	053700	0553	6/22/03	\$219,950	1600	0	7	1994	3	7259	N	N	31019 24TH CT S
012	879800	0010	12/11/02	\$169,000	1600	0	7	1961	4	10170	N	N	29649 22ND AV S
012	422260	0060	8/1/03	\$213,000	1610	1170	7	1968	4	10250	N	N	2325 S 292ND ST
012	027120	0190	9/24/02	\$193,200	1620	0	7	1978	4	12960	N	N	28701 22ND AV S
012	422300	0200	1/24/03	\$196,550	1640	0	7	1966	4	6270	N	N	1925 S 291ST PL
012	757561	0440	10/28/02	\$269,000	1640	610	7	1986	3	11079	Y	N	27841 25TH DR S
012	422300	0130	5/8/02	\$205,000	1640	0	7	1966	4	9875	N	N	29225 20TH WY S
012	757561	0100	3/14/02	\$215,000	1650	0	7	1989	3	8072	N	N	27756 23RD AV S
012	757561	0570	2/2/02	\$224,500	1660	0	7	1986	3	5458	N	N	2527 S 279TH PL
012	757560	0610	11/26/02	\$214,950	1660	0	7	1988	3	5250	N	N	2628 S 276TH ST
012	757561	0470	10/23/02	\$227,500	1660	0	7	1986	3	5527	Y	N	27911 22ND AV S
012	757560	0060	8/26/02	\$205,000	1660	0	7	1987	3	6609	N	N	27551 25TH DR S
012	757561	0390	6/24/03	\$232,950	1660	480	7	1986	3	5627	Y	N	2306 S 278TH CT
012	290890	0130	10/10/03	\$226,190	1670	0	7	1998	3	4541	N	N	2716 S 269TH ST
012	231240	0180	12/30/02	\$239,950	1670	0	7	1987	3	9916	N	N	2612 S 284TH ST
012	757560	0230	6/10/02	\$209,950	1670	0	7	1988	3	5009	N	N	27520 25TH DR S
012	757562	0570	9/30/02	\$217,000	1680	0	7	1988	3	12292	Y	N	27927 21ST AV S
012	757561	0530	6/13/02	\$212,000	1680	0	7	1987	3	5278	Y	N	2507 S 279TH PL
012	757561	0370	9/26/03	\$198,444	1680	0	7	1988	3	5551	Y	N	2314 S 278TH CT
012	757561	0370	9/26/03	\$198,444	1680	0	7	1988	3	5551	Y	N	2314 S 278TH CT
012	746690	0040	8/15/03	\$209,950	1690	0	7	1960	3	9520	N	N	28635 26TH AV S
012	746690	0040	11/13/02	\$159,900	1690	0	7	1960	3	9520	N	N	28635 26TH AV S
012	422210	0020	5/8/03	\$206,000	1700	0	7	1967	3	9120	N	N	2121 S 286TH ST
012	757561	0300	9/18/02	\$220,000	1720	0	7	1988	3	7334	N	N	27755 23RD AV S
012	757561	0050	7/23/03	\$212,000	1720	0	7	1988	3	5905	N	N	27727 25TH DR S
012	757561	0170	9/9/03	\$238,000	1730	480	7	1988	3	13235	N	N	27728 23RD AV S
012	422250	0130	8/5/03	\$201,250	1740	0	7	1964	4	7260	N	N	29024 23RD AV S
012	422200	0250	8/29/03	\$197,000	1770	0	7	1967	3	8136	N	N	28510 20TH AV S
012	798440	0065	1/8/03	\$195,000	1790	0	7	1955	4	11109	Y	N	2603 S 309TH ST
012	231240	0010	4/26/02	\$245,000	1800	0	7	1991	3	21560	N	N	28100 28TH AV S
012	798280	0070	10/21/02	\$245,000	1800	0	7	1992	3	8276	N	N	2031 S 302ND PL

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	785360	0060	7/9/02	\$195,000	1800	0	7	1967	3	6160	N	N	1836 S 312TH ST
012	798280	0050	1/13/03	\$220,000	1800	0	7	1992	3	8290	N	N	2026 S 302ND PL
012	231240	0230	12/29/03	\$217,500	1810	0	7	1992	3	12000	N	N	28236 MILITARY RD S
012	757560	0400	4/26/03	\$214,950	1830	0	7	1987	3	5207	N	N	27646 26TH AV S
012	053700	0410	11/17/02	\$205,000	1830	0	7	1986	3	13400	N	N	2055 S 308TH ST
012	757560	0030	6/2/03	\$222,500	1850	0	7	1985	3	5578	N	N	27535 25TH DR S
012	757562	0760	1/17/02	\$228,500	1870	0	7	1989	3	5297	N	N	2163 S 278TH ST
012	757562	0730	8/13/03	\$268,000	1900	0	7	1988	3	7828	N	N	2135 S 279TH PL
012	422300	0270	9/30/02	\$199,000	1920	0	7	1966	3	7200	N	N	1923 S 289TH ST
012	042104	9164	2/25/03	\$196,000	1930	0	7	1963	4	12000	N	N	30217 23RD AV S
012	768380	0022	3/11/03	\$237,500	1950	0	7	1950	5	10773	N	N	2628 S 298TH ST
012	746690	0090	10/6/03	\$195,000	1970	0	7	1961	4	9520	N	N	28461 26TH AV S
012	422270	0100	12/5/02	\$187,500	2010	0	7	1966	4	8100	N	N	28813 22ND AV S
012	053700	0610	6/7/02	\$170,000	2120	0	7	1947	4	18184	N	N	30834 20TH AV S
012	422300	0090	2/27/03	\$211,500	2160	0	7	1966	3	9240	N	N	29021 19TH AV S
012	798440	0145	1/25/02	\$172,500	2190	0	7	1955	3	11129	N	N	31026 26TH AV S
012	768220	0330	10/2/03	\$230,000	2200	0	7	1965	4	15706	N	N	29828 26TH AV S
012	785360	0001	4/19/03	\$314,500	2550	0	7	1989	3	10007	N	N	30813 20TH AV S
012	092104	9062	10/2/02	\$350,000	2590	0	7	1953	4	16988	Y	Y	2451 S 304TH ST
012	798290	0310	12/6/02	\$263,000	3090	0	7	1968	5	7848	N	N	2024 S 301ST PL
012	798480	0130	11/20/03	\$215,000	1100	600	8	1966	3	10230	N	N	30261 27TH AV S
012	798500	0280	12/17/03	\$214,950	1120	570	8	1967	3	7345	N	N	30110 26TH PL S
012	798500	0090	2/21/02	\$184,950	1120	400	8	1967	3	9720	N	N	2614 S 300TH ST
012	798500	0220	10/31/03	\$216,000	1180	360	8	1967	3	8750	N	N	2615 S 302ND ST
012	798500	0330	8/23/02	\$205,000	1200	550	8	1967	3	7840	N	N	2663 S 300TH ST
012	231240	0210	12/16/03	\$215,000	1290	430	8	1991	3	14250	N	N	28224 MILITARY RD S
012	231240	0210	9/24/02	\$203,000	1290	430	8	1991	3	14250	N	N	28224 MILITARY RD S
012	231240	0210	1/14/03	\$200,000	1290	430	8	1991	3	14250	N	N	28224 MILITARY RD S
012	053700	0175	10/15/03	\$390,000	1380	1380	8	1980	3	10488	Y	Y	2256 S 308TH ST
012	042104	9143	7/16/03	\$179,950	1560	0	8	1960	4	11880	N	N	2226 S 304TH ST
012	365500	0270	5/28/03	\$258,500	1600	640	8	1981	3	13200	N	N	2513 S 302ND PL

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	798490	0010	8/20/03	\$185,000	1600	0	8	1965	3	8632	N	N	2831 S 301ST ST
012	798490	0080	10/29/02	\$205,000	1610	0	8	1966	3	7700	N	N	30112 27TH AV S
012	053700	0390	3/21/03	\$210,000	1680	430	8	1974	4	16000	N	N	2035 S 308TH ST
012	757562	0680	7/30/03	\$246,000	1840	0	8	1989	3	7940	N	N	2105 S 279TH PL
012	131000	0110	3/1/02	\$238,000	1860	0	8	1995	3	8249	N	N	29403 19TH PL S
012	131000	0060	6/19/03	\$235,000	1890	0	8	1992	3	8245	N	N	29423 19TH PL S
012	131000	0050	3/11/03	\$227,900	1890	0	8	1991	3	8619	N	N	29420 19TH PL S
012	868040	0190	5/28/03	\$242,975	1930	0	8	2003	3	5664	N	N	2956 S 296TH ST
012	868040	0420	12/19/02	\$239,990	1930	0	8	2003	3	5019	N	N	29897 30TH AV S
012	332204	9137	12/16/03	\$200,500	2020	0	8	1961	4	21300	N	N	2220 S 288TH ST
012	092104	9264	3/13/03	\$395,000	2060	780	8	1975	3	12500	Y	Y	30619 28TH AV S
012	796820	0130	8/11/03	\$268,678	2090	0	8	2003	3	7293	N	N	2716 S 275TH PL
012	868040	0160	10/25/02	\$262,127	2090	0	8	2003	3	5000	N	N	2974 S 296TH ST
012	868040	0060	8/21/03	\$249,990	2090	0	8	2003	3	5000	N	N	29774 30TH AV S
012	868040	0030	12/22/02	\$246,990	2090	0	8	2003	3	5000	N	N	29854 30TH AV S
012	868040	0450	9/12/03	\$299,990	2100	0	8	2003	3	5240	N	N	2948 S 298TH ST
012	868040	0380	4/11/03	\$251,990	2100	0	8	2003	3	5000	N	N	29791 30TH AV S
012	868040	0360	5/8/03	\$250,000	2100	0	8	2003	3	5212	N	N	29747 30TH AV S
012	868040	0240	3/21/03	\$258,250	2140	0	8	2003	3	5913	N	N	2943 S 296TH PL
012	868040	0340	9/4/03	\$254,000	2140	0	8	2003	3	5033	N	N	2987 S 296TH ST
012	868040	0350	9/15/03	\$252,000	2140	0	8	2003	3	5020	N	N	2991 S 296TH ST
012	868040	0080	8/19/03	\$251,985	2140	0	8	2003	3	5000	N	N	29738 30TH AV S
012	868040	0400	2/27/03	\$247,956	2140	0	8	2003	3	5000	N	N	29853 30TH AV S
012	868040	0260	12/12/02	\$246,240	2140	0	8	2003	3	5233	N	N	2947 S 296TH PL
012	868040	0050	11/4/03	\$248,000	2140	0	8	2003	3	5000	N	N	29792 30TH AV S
012	868040	0010	2/19/03	\$247,400	2140	0	8	2003	3	5058	N	N	29894 30TH AV S
012	785360	0004	8/19/02	\$205,000	2200	0	8	1980	3	7597	N	N	30803 20TH AV S
012	796820	0160	10/14/03	\$271,500	2210	0	8	2003	3	7247	N	N	2708 S 275TH PL
012	796820	0090	8/8/03	\$265,900	2210	0	8	2003	3	7214	N	N	2719 S 275TH PL
012	796820	0010	5/23/03	\$262,000	2210	0	8	2003	3	7213	N	N	2603 S 276TH PL
012	796820	0140	6/12/03	\$267,900	2240	0	8	2003	3	7201	N	N	2714 S 275TH PL

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	796820	0170	6/26/03	\$287,725	2270	0	8	2003	3	7243	N	N	2620 S 275TH PL
012	796820	0060	7/15/03	\$273,900	2270	0	8	2003	3	7203	N	N	2711 S 275TH PL
012	796820	0070	7/30/03	\$283,500	2280	0	8	2003	3	7246	N	N	2713 S 275TH PL
012	796820	0080	8/5/03	\$267,500	2360	0	8	2003	3	7214	N	N	2717 S 275TH PL
012	796820	0120	8/21/03	\$294,500	2370	0	8	2003	3	9490	N	N	2718 S 275TH PL
012	796820	0150	9/10/03	\$281,500	2375	0	8	2003	3	7252	N	N	2712 S 275TH PL
012	796820	0180	6/26/03	\$284,900	2380	0	8	2003	3	7316	N	N	2614 S 275TH PL
012	796820	0050	8/28/03	\$283,000	2380	0	8	2003	3	7203	N	N	2705 S 275TH PL
012	868040	0180	2/25/03	\$290,990	2620	0	8	2003	3	5255	N	N	2964 S 296TH ST
012	868040	0230	12/23/02	\$289,040	2620	0	8	2003	3	6733	N	N	2941 S 296TH PL
012	868040	0330	7/2/03	\$275,000	2620	0	8	2003	3	5004	N	N	2973 S 296TH ST
012	868040	0170	4/2/03	\$274,990	2620	0	8	2003	3	5000	N	N	2966 S 296TH ST
012	868040	0410	12/19/02	\$284,526	2620	0	8	2003	3	5000	N	N	29875 30TH AV S
012	868040	0370	7/2/03	\$270,000	2620	0	8	2003	3	5000	N	N	29773 30TH AV S
012	868040	0280	1/13/03	\$267,990	2620	0	8	2003	3	6390	N	N	2963 S 296TH PL
012	868040	0250	12/17/02	\$266,544	2620	0	8	2003	3	6670	N	N	2945 S 296TH PL
012	868040	0390	12/19/02	\$262,790	2620	0	8	2003	3	5000	N	N	29841 30TH AV S
012	868040	0040	5/6/03	\$264,990	2620	0	8	2003	3	5000	N	N	29840 30TH AV S
012	868040	0070	3/18/03	\$260,000	2620	0	8	2003	3	5000	N	N	29750 30TH AV S
012	868040	0020	4/1/03	\$259,990	2620	0	8	2003	3	5000	N	N	29872 30TH AV S
012	326080	0280	8/4/03	\$320,000	1840	0	9	1998	3	7219	Y	N	2284 S 280TH PL
012	326080	0110	4/21/03	\$285,500	1850	0	9	1997	3	7266	N	N	28132 24TH PL S
012	326080	0240	3/11/03	\$275,000	2010	0	9	1998	3	7269	N	N	28054 23RD AV S
012	326081	0160	1/21/03	\$287,500	2010	0	9	2000	3	9969	N	N	2372 S 284TH CT
012	326080	0150	1/30/02	\$263,000	2010	0	9	1998	3	8394	N	N	28143 24TH PL S
012	326081	0270	2/5/02	\$270,000	2010	0	9	1999	3	7205	N	N	28211 23RD AV S
012	326081	0540	7/15/02	\$284,900	2020	0	9	1999	3	8265	N	N	2433 S 283RD PL
012	326081	0020	9/9/03	\$260,000	2080	0	9	2000	3	9026	N	N	28210 26TH AV S
012	326081	0600	12/12/03	\$341,250	2130	950	9	2001	3	7903	N	N	28072 26TH AV S
012	326080	0170	4/24/03	\$295,000	2180	0	9	1998	3	8757	N	N	28131 24TH PL S
012	326081	0580	6/11/03	\$283,950	2190	0	9	2000	3	7258	N	N	2511 S 283RD PL

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	326081	0170	8/22/03	\$297,500	2190	0	9	2000	3	8484	N	N	2358 S 284TH CT
012	326081	0060	7/23/02	\$300,000	2240	0	9	2000	3	8645	N	N	28310 26TH AV S
012	326081	0250	3/20/03	\$305,000	2240	0	9	2000	3	7205	N	N	28281 23RD AV S
012	326080	0380	5/29/03	\$295,000	2360	0	9	1997	3	9361	N	N	2424 S 280TH PL
012	326080	0320	7/22/03	\$285,000	2360	0	9	1998	3	8375	N	N	2342 S 280TH PL
012	326081	0550	10/16/03	\$331,000	2450	0	9	1999	3	8770	N	N	2455 S 283RD PL
012	326080	0210	2/25/02	\$293,500	2480	0	9	1998	3	8065	N	N	2351 S 280TH PL

Improved Sales Removed from this Annual Update Analysis

Area 26

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	082204	9061	1/30/02	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	082204	9061	1/9/02	\$192,411	EXEMPT FROM EXCISE TAX
003	092204	9015	2/14/02	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	162204	9154	7/16/03	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	162204	9154	9/11/03	\$170,250	CORPORATE AFFILIATES
003	201140	0590	6/25/03	\$592,000	Diagnostic Outlier
003	201140	0701	12/17/02	\$322,000	Diagnostic Outlier
003	201320	0140	4/15/02	\$98,493	PARTIAL INTEREST (103, 102, Etc.);
003	201320	0380	12/3/02	\$180,000	Diagnostic Outlier
003	215640	0022	8/27/03	\$199,500	CONTRACT OR CASH SALE
003	215640	0023	9/17/03	\$180,500	Diagnostic Outlier
003	215640	0102	9/5/02	\$110,000	DORRatio
003	215640	0103	9/12/03	\$28,000	ImpCount DORRatio
003	605240	0085	5/12/03	\$137,000	Diagnostic Outlier
003	605240	0905	1/18/02	\$153,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	605240	2985	9/2/03	\$265,000	FORCED SALE
003	679060	0340	4/18/02	\$165,009	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	679060	0390	11/12/03	\$143,400	NON-REPRESENTATIVE SALE
003	713810	0060	9/17/02	\$86,986	QUIT CLAIM DEED DORRatio
003	864300	0015	5/2/03	\$200,000	Diagnostic Outlier
003	885150	0050	3/12/02	\$152,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	888888	0030	9/4/03	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	172204	9111	6/24/02	\$157,000	PrevImp<=10K
006	201380	0320	3/5/02	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	201380	0706	11/22/02	\$90,000	%Compl DORRatio
006	201380	0706	9/15/03	\$365,000	%Compl
006	201380	0707	11/13/02	\$90,000	%Compl DORRatio
006	201380	0707	10/13/03	\$365,000	%Compl
006	201380	0851	10/6/03	\$103,327	DORRatio
006	201380	0974	12/12/03	\$203,400	ActivePermitBeforeSale>25K
006	256080	0540	6/14/02	\$105,500	PARTIAL INTEREST (103, 102, Etc.);
006	256080	1891	7/22/02	\$199,500	SEGREGATION AND/OR MERGER
006	330079	0780	3/26/03	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	353040	0071	7/26/02	\$112,050	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353040	0072	8/14/03	\$112,000	Diagnostic Outlier
006	353041	0250	6/5/02	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353042	0060	3/20/02	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353042	0062	5/23/03	\$99,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353042	0070	1/7/02	\$90,500	NON-REPRESENTATIVE SALE
006	353042	0070	2/21/03	\$94,950	RELOCATION - SALE BY SERVICE
006	353042	0070	2/17/03	\$94,950	RELOCATION - SALE TO SERVICE
006	353048	0071	8/20/02	\$138,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353050	0020	3/16/02	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353050	0050	4/25/03	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	542420	0020	6/23/02	\$224,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis

Area 26

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	688021	0060	12/12/02	\$193,000	RELOCATION - SALE BY SERVICE
006	752387	0070	3/4/02	\$214,900	BANKRUPTCY - RECEIVER OR TRUSTEE
008	111300	0300	6/5/02	\$96,500	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
008	195340	0565	6/11/02	\$171,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	212204	9079	12/22/03	\$204,950	Diagnostic Outlier
008	212204	9120	5/19/03	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	212204	9126	6/6/03	\$158,200	Diagnostic Outlier
008	282204	9099	3/12/03	\$189,500	Diagnostic Outlier
008	282204	9116	5/6/02	\$349,950	Diagnostic Outlier
008	282204	9124	10/3/02	\$399,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	321040	0010	2/18/03	\$165,000	Diagnostic Outlier
008	321040	0090	12/17/03	\$65,000	DORRatio
008	360300	0405	8/14/03	\$58,500	QUIT CLAIM DEED;
008	360360	0235	1/17/02	\$154,950	Diagnostic Outlier
008	362900	0070	6/24/02	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	509210	0300	1/14/02	\$182,500	RELOCATION - SALE BY SERVICE
008	509210	0300	1/4/02	\$182,500	RELOCATION - SALE TO SERVICE
008	666911	0110	9/13/02	\$59,868	PARTIAL INTEREST (103, 102, Etc.) DORRatio
008	692960	0275	2/14/03	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	692960	0325	2/8/02	\$115,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	692960	0460	2/24/02	\$157,000	Diagnostic Outlier
008	692960	0495	8/18/03	\$260,000	Diagnostic Outlier
008	692960	2070	5/30/03	\$170,000	Diagnostic Outlier
008	692960	3095	9/18/03	\$190,000	Diagnostic Outlier
008	692960	4075	4/5/03	\$145,000	Diagnostic Outlier
008	752255	0040	5/31/02	\$12,500	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
008	752370	0725	9/8/03	\$100,000	QUIT CLAIM DEED
008	752370	0825	9/3/02	\$167,500	BANKRUPTCY - RECEIVER OR TRUSTEE
008	752390	0110	1/23/03	\$102,100	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
008	752390	0260	1/18/02	\$210,550	RELOCATION - SALE BY SERVICE
008	786450	0110	4/24/03	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	788830	0160	3/26/02	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	788840	0180	5/13/02	\$167,864	EXEMPT FROM EXCISE TAX
008	788840	0180	6/25/03	\$145,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	788840	0180	11/1/02	\$144,433	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	788840	0640	10/1/02	\$62,951	DORRatio
008	788840	0670	6/12/02	\$158,500	BANKRUPTCY - RECEIVER OR TRUSTEE
008	788840	0670	4/1/02	\$154,950	EXEMPT FROM EXCISE TAX
012	027120	0100	10/1/03	\$73,086	DORRatio
012	042104	9027	10/12/02	\$12,800	GOVERNMENT AGENCY;
012	042104	9232	12/31/02	\$73,500	NON-REPRESENTATIVE SALE
012	042104	9239	1/8/02	\$25,000	DORRatio
012	053700	0210	9/25/02	\$377,500	Diagnostic Outlier
012	053700	0530	1/3/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	053700	0552	7/23/03	\$84,542	QUIT CLAIM DEED;

Improved Sales Removed from this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	053700	0590	3/6/02	\$220,000	RELOCATION - SALE BY SERVICE
012	092104	9198	6/25/03	\$110,000	GOVERNMENT AGENCY
012	092104	9264	11/9/03	\$360,000	Mis-identified
012	195090	0295	11/17/03	\$65,823	DORRatio
012	195130	0075	11/18/02	\$184,950	ImpCount UnFinArea
012	195150	0135	3/25/02	\$137,000	RELOCATION - SALE BY SERVICE
012	195150	0135	3/25/02	\$137,000	RELOCATION - SALE TO SERVICE
012	195160	0160	6/26/02	\$163,000	UnFinArea
012	195160	0260	5/12/03	\$54,960	QUIT CLAIM DEED;
012	231240	0150	2/21/03	\$120,600	NON-REPRESENTATIVE SALE
012	282204	9198	12/6/02	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	290890	0160	7/17/02	\$86,880	QUIT CLAIM DEED;
012	290890	0220	6/17/03	\$90,820	DORRatio
012	326080	0320	4/11/03	\$269,955	EXEMPT FROM EXCISE TAX
012	326081	0010	12/13/02	\$102,500	QUIT CLAIM DEED;
012	326081	0390	6/5/03	\$281,000	RELOCATION - SALE BY SERVICE
012	326081	0390	1/17/03	\$294,750	RELOCATION - SALE TO SERVICE
012	332204	9206	2/7/03	\$119,000	EXEMPT FROM EXCISE TAX
012	422200	0380	1/2/03	\$145,000	QUIT CLAIM DEED
012	422210	0010	9/15/03	\$31,130	QUIT CLAIM DEED;
012	422220	0140	10/20/03	\$143,600	FULFILLMENT OF CONTRACT DEED
012	422230	0070	4/21/03	\$199,900	EXEMPT FROM EXCISE TAX
012	422231	0650	2/27/02	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	422260	0180	10/2/02	\$155,037	EXEMPT FROM EXCISE TAX
012	422260	0180	3/18/03	\$183,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
012	422260	0180	10/2/02	\$155,037	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
012	422270	0070	5/9/02	\$114,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	422270	0320	5/30/02	\$179,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	546280	0020	6/14/02	\$163,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	610110	0020	8/28/03	\$47,875	DORRatio
012	730320	0290	1/10/02	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	746690	0100	4/23/03	\$152,543	EXEMPT FROM EXCISE TAX
012	746690	0280	3/26/03	\$148,500	BANKRUPTCY - RECEIVER OR TRUSTEE
012	757560	0340	9/4/03	\$202,900	BANKRUPTCY - RECEIVER OR TRUSTEE
012	757561	0190	5/16/03	\$214,000	EASEMENT OR RIGHT-OF-WAY
012	757561	0280	5/13/02	\$75,000	QUIT CLAIM DEED;
012	757562	0580	7/11/03	\$254,194	EXEMPT FROM EXCISE TAX
012	768280	0055	6/30/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	796820	0010	9/15/03	\$272,900	Mis-identified
012	796820	0020	10/15/03	\$293,900	% Complete
012	796820	0030	10/14/03	\$269,900	% Complete
012	796820	0110	9/15/03	\$258,900	% Complete
012	798290	0050	2/25/02	\$153,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	798380	0180	8/29/03	\$196,000	RELOCATION - SALE BY SERVICE
012	798380	0180	8/29/03	\$196,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis

Area 26

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	798440	0065	3/11/03	\$195,000	CORRECTION DEED
012	798440	0140	1/14/03	\$167,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	798500	0340	3/21/02	\$90,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
012	868040	0140	8/26/03	\$273,689	%Compl
012	868040	0150	11/24/03	\$253,500	%Compl
012	868040	0430	11/13/02	\$283,000	LEASE OR LEASE-HOLD;
012	868040	0450	11/13/02	\$275,000	LEASE OR LEASE-HOLD;

Vacant Sales Used in this Annual Update Analysis
Area 26

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	057600	0748	10/14/03	\$69,050	21000	N	N
3	058760	0070	09/29/03	\$95,000	9450	Y	N
3	092204	9305	12/04/03	\$52,000	12000	N	N
3	727200	1785	04/23/02	\$64,000	12680	N	N
6	172204	9084	06/18/03	\$110,000	48787	N	N
6	172204	9088	07/02/02	\$139,950	57147	N	N
6	201380	0709	04/02/02	\$72,000	7650	N	N
6	256080	0800	05/24/02	\$59,000	5000	N	N
6	256080	4850	02/08/02	\$40,000	4850	N	N
6	256080	4850	02/28/03	\$70,000	4850	N	N
8	212204	9194	07/23/03	\$78,000	7895	N	N
8	360360	0060	08/19/03	\$60,000	6000	N	N
8	692960	2910	08/27/03	\$65,000	7500	N	N
12	042104	9147	06/27/02	\$32,000	15681	N	N
12	053700	0595	11/01/02	\$90,000	32482	N	N
12	304020	0120	03/13/02	\$45,000	10100	N	N
12	304020	0120	10/04/02	\$63,000	10100	N	N
12	367440	0130	12/16/03	\$40,000	17730	N	N
12	367440	0130	12/22/03	\$63,000	17730	N	N
12	768380	0205	06/11/02	\$105,000	50529	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 26

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	605240	2945	8/22/03	\$20,000	MULTI-PARCEL SALE, QUIT CLAIM DEED
6	172204	9088	6/25/02	\$26,250	PARTIAL INTEREST (1/3, 1/2, Etc.);
8	162204	9039	8/5/02	\$35,000	SEG AFTER SALE
8	282204	9251	7/2/02	\$280,000	GOVERNMENT AGENCY;
12	231240	0280	4/18/02	\$87,946	BANKRUPTCY - RECEIVER OR TRUSTEE;
12	231240	0280	37732	\$72,000	BANKRUPTCY - RECEIVER OR TRUSTEE;



**King County
Department of Assessments**

King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr